Karen Johnson Davidson County
Batch# 544301 DEEDWARR
01/04/2021 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $832.13
20210104-0000228

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2020. Notary Public MY COMMISSION EXPIRES: 1-16-2024 (AFFIX SEAL)

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-1106

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeremey Michael		Map: 136130B00300CO
(NAME) 155 Bell Road # 3	(NAME) SAME	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY-FOUR THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($224,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PIGSKIN PROPERTIES, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEREMEY MICHAEL,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A parcel of land in Davidson County, Tennessee, being Unit No. 3 as shown on the site plan of "The Golf Retreat at Nashboro", recorded as Exhibit "C" on the Master Deed for The Golf Retreat at Nashboro, a Horizontal Property Regime, of record at Instrument No. 20150930-0099500, as amended in Instrument No. 20171214-0127715, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pigskin Properties, LLC, an Oklahoma limited liability company, by deed from DJW IRA, LLC, a Tennessee limited liability company, of record in Instrument No. 20200306-0025703, dated March 6, 2020, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument No. 20150423-0036517, said Register's Office.

All matters of record in Plat Book 4860, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee.

Sewer Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20150804-0076934, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument No. 20150930-0099500, amended in Instrument No. 20171214-0127715, said Register's Office.

N

unimproved ☐
This is improved ☒ property, known as 155 Bell Road # 3, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of December, 2020.

Pigskin Properties, LLC

BY: _____
Michael R. Grundy
Manager/Member

STATE OF OKLAHOMA
COUNTY OF Payne

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael R. Grundy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Manager/Member respectively of Pigskin Properties, LLC the within named bargainer, and that he/she as such Manager/Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 22nd day of December, 2020.

My Commission Expires: 3/26/2022 _____
Notary Public

ROXANNE CANTRELL NOTARY # 02005443 EXP. 03/26/22 PUBLIC STATE OF OKLAHOMA

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

