WARRANTY DEED

Karen Johnson Davidson County
Batch# 573923 **DEEDWARR**
02/12/2021 11:46:23 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20210212-0020302

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 4/13/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Ryan Panchisin	New owner	108-07-0-D-002.00 CO
(NAME)	(NAME)	
3108 Elm Hill Pike, Unit A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **3108 Elm Hill LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Ryan Panchisin, single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit 1B as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 3108 Elm Hill Pike, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20190613-0057005, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the same property conveyed to 3108 Elm Hill LLC, a Tennessee limited liability company, by Warranty Deed from Paradise on Pine, LLC, a Tennessee limited liability company, dated April 10, 2019, of record in Instrument No. 20190415-0034159, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3108 Elm Hill Pike, Unit A, Nashville, TN 37214
(House Number) (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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters shown on plat of record in Instrument No. 20190520-0047585; All matters shown on Declaration of Covenants, Conditions and Restrictions, Plat and By-Laws of record in Instrument No. 20190613-0057005; Permanent Drainage Easement of record in Book 8398, page 56; Easement for use of well of record in Book 3569, page 5; Declaration of Restrictions and Covenants for Stormwater Facilities & Systems of record in Instrument No. 20191204-0125119; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 11th day of February, 2021.

3108 ELM HILL LLC

By: Bryan D. Spicer
Its: Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of 3108 Elm Hill LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 11th day of February, 2021.

Notary Public
My Commission Expires:

File No.: 33594

MISTY [illegible] NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-14-2023