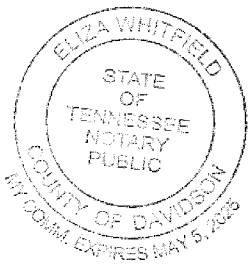
Karen Johnson Davidson County
Batch# 672012 DEEDWARR
07/07/2021 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,404.63
20210707-0091337

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF July, 2021.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Hartog	New Owner	
(NAME)	(NAME)	
7111 Braden Dr.,		083 15 0F 001.00
(ADDRESS)	(ADDRESS)	
Georgetown, IN 47122		
(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, WE, **BOOKMEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICIA HARTOG, MARRIED**, 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:

Land in Davidson County, Tennessee, being Unit No. 1 of 2815 Hody Drive Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 2815 Hody Drive Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160919-0098382, as amended in Instrument No. 20161202-0127021, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2815 Hody Drive Cottages, a Horizontal Property Regime with Private Elements, contained in said Declarations, the plat filed as Exhibit "B", to said Declaration appearing in Instrument No. 20160919-0098382, as amended in Instrument No. 20161202-0127021, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Bookmen, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Martha F. Pulley, an unmarried woman, of record in Instrument No. 20160919-0098381, in the Register's Office of Davidson County, Tennessee, dated September 19, 2016 and recorded on September 19, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as

2815 A Hody Dr, Nashville, TN 37206
(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 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 my hand this 1st day of July, 2021

BOOKMEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

L. ED. GAW, JR., MEMBER-MANAGER

BY: _____

JEFF C. DALE, MEMBER-MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared L. Ed Gaw, Jr. and Jeff C. Dale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Member-Managers of Bookmen, LLC the within named bargainor, a limited liability company and that they as such Member-Managers, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member-Managers.

Witness my hand and official seal this 1st day of July, 2021.

Commission expires:
08/30/2021



_____
Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/6/2021 (date of document).

Affiant Signature

7/6/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6th day of JUN, 2021.

Notary's Signature

NOTARY'S SEAL

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025