PREPARED BY:
BANKERS TITLE & ESCROW CORP
[illegible] 3RD WAY, SUITE 115

RETURNED TO:

Karen Johnson Davidson County
Batch# 759581 DEEDWARRSP
11/23/2021 11:01:41 AM 2 pgs
Fees: $13.00 Taxes: $2,071.63

20211123-0155373

# Special Warranty Deed

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $559,900.00.

Affiant

Subscribed and sworn to before me, this the 18th day of November, 2021.

Notary Public

My commission expires: 3/6/24

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| 2407 Hyde Street LLC | 2407 Hyde St. LLC unit 104 | 081-02-4N-006.00-CO |
| 2407 A Hyde Street | 257 Northampton St. | |
| Nashville TN 37208 | Boston, MA 02118 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WOODFORD CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2407 HYDE STREET LLC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 6 of "24th & Hyde Townhomes, a Horizontal Property Regime with Private Elements" established pursuant to the provisions of the Tennessee Horizontal Property Act as same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 24th & Hyde Townhomes of record in Instrument Number 20210125-0010674, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Woodford Construction, LLC by Warranty deed from JLG, LLC 1/2 undivided interest and C & M Construction Management, LLC, a 1/2 undivided interest of record in Instrument No. 20170623-0063335 Register's Office for Davidson County, Tennessee, dated June 22, 2017 and recorded on June 23, 2017.

Being a portion of the same property conveyed to Woodford Construction, LLC by Quitclaim deed from Woodford Construction, LLC of record in Instrument No. 20210111-0004777 Register's Office for Davidson County, Tennessee, dated December 30, 2020 and recorded on January 11, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2407 A Hyde Street, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of November, 2021.

***Woodford Construction, LLC, a Tennessee Limited Liability Company***

By: _____
Michael Bouldin, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Bouldin, Authorized Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Woodford Construction, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 18th day of November, 2021.

_____
Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
March 06, 2024