Karen Johnson Davidson County
Batch# 788984 DEEDWARR
01/13/2022 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20220113-0004715

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF ~~DECEMBER~~ January, 2021.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

MEGAN DUPRIEST NOTARY PUBLIC TENNESSEE My Comm Exp. 5/24/2025 COUNTY OF WILLIAMSON

J-SB-ARG-21-556-3

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Ellis and Jamie Ellis James Muriel	James Ellis and Jamie Ellis James Muriel	
(NAME) 556 Rosedale Avenue #3	(NAME) 1800 Haden Ct	118-3-B-3.00CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HBH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES ELLIS AND JAMIE-NOEL MOORER ELLIS AND JAMES MURIEL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit 3, as established in the Declaration of Covenants, Conditions and Restrictions for Homes at 556 Rosedale, and described in Instrument No. 20200219-0018552, amended and restated in Instrument No. 20200225-0021110 and amended in 20200311-0027445 and amended in Instrument No. 20210610-0078544, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to HBH, LLC, a Tennessee limited liability company by Warranty Deed from Build Nashville DB2, LLC, a Tennessee limited liability company, recorded September 3, 2020 in Instrument No. 20200903-0100444, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022, A Lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 11, amended at 20190802-0076733, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200219-0018552, amended at 2020225-021110 and 20200311-0027445 and amended in Instrument No. 20210610-0078544, Register's Office for Davidson County, Tennessee. but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Easement for Sanitary Sewer and /or Storm Drainage of record in Book 4251, Page 941, in the Register's Office for Davidson County, Tennessee.
- Subject to Joint Driveway Easement of record in Instrument No. 20200817-0092072, Register's Office for Davidson County, Tennessee.
- Subject to Access Easement of record in Instrument No. 20200817-0092077, Register's Office for Davidson County, Tennessee.
- Subject to Shared Driveway Maintenance Agreement of record in Instrument No. 20200819-0093562, Register's Office for Davidson County, Tennessee.
- Subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as of record in Instrument No. 20200825-0096078, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 556 Rosedale Avenue #3, Nashville, Tennessee 37211.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 31 DAY OF DECEMBER, 2021.

HBH, LLC

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of HBH, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of December, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 12/31/21.

Affiant Signature

1/6/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/6/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON