Karen Johnson Davidson County
Batch# 856249 DEEDWARR
05/16/2022 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220516-0056260

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of May, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 First Avenue South, Suite 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chad D. St. Martin	Same As New Owner	143 01 0D 024.00
(NAME)	(NAME)	
2032 Morrison Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 considerations, the receipt of which is hereby acknowledged, **Haury & Smith Contractors, Inc., a Tennessee corporation**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Chad D. St. Martin, a single man,** hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 24 of Belle Meade Ridge Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Belle Meade Ridge Townhomes, a Horizontal Property Regime, of record in Instrument Number 20200123-0008509, amended in Instrument Numbers 20210104-0000013, 20210104-0000014, 20210127-0012271 and 20220426-0048083, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Haury and Smith Contractors, Inc., by Warranty Deed from Charles Randal Brock, Trustee of the Wells Family Trust U/W/O Dorothy W. Wells, of record in Instrument No. 20060419-0044933, in the Register's Office for Davidson County, Tennessee, dated April 19, 2006 and recorded on April 19, 2006.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200123-0008509, as amended in Instrument Nos. 20210104-0000013, 20210104-0000014, 20210127- 0012271 and 20220426-0048083, in the Register's office for Davidson County, TN.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180410-0033672, in the Register's office for Davidson County, TN.

Easement for Water Line, recorded in Book 6431, Page 402, in the Register's office for Davidson County, TN.
Agreement for Dedication of Water Line and Sewer Line as set forth in instrument recorded in Book 6800, Page 409, in the Register's office for Davidson County, TN.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060712-0083957, in the Register's office for Davidson County, TN.
Agreement for Dedication of a Public Utilities Easement as set forth in instrument recorded in Instrument No. 20201015-0120032, in the Register's office for Davidson County, TN.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2032 Morrison Ridge Drive, Nashville, TN 37221
(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(S), his heirs and/or 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), his heirs and/or 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.

Effective the 6th day of May, 2022.

Haury & Smith Contractors, Inc.

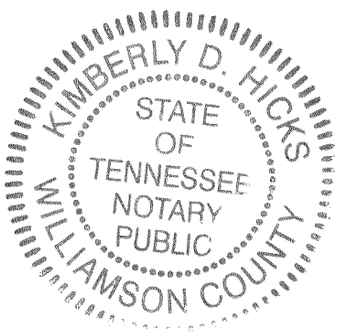
By: _____
Clay Morris, Chief Financial Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state mentioned, personally appeared Clay Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Financial Officer of Haury & Smith Contractors, Inc., the within named bargainor, a corporation, and that Clay Morris as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Chief Financial Officer.

Witness my hand and Official seal this 6th day of May, 2022.

_____
Notary Public:
My Commission Expires: 1-21-26



RETURN TO:
Phoenix Title Services, LLC
121 First Avenue South, Suite 200
Franklin, TN 37064

True Copy Certification

I, **Kaz Arbogast,** 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 this the 6th day of May, 2022.

Affiant Signature
Date 05/06/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6th day of May, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024