Karen Johnson Davidson County
Batch# 856510 DEEDWARR
05/17/2022 10:43:13 AM 2 pgs
Fees: $13.00 Taxes: $5,920.00
20220517-0056599

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,600,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2022.

Notary Public

COMMISSION EXPIRES: 3/3/

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James and Caitlin Hughes	New Owner	117-16-0X-002-00
(NAME)	(NAME)	
1506 Grandview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I, **Webber, Webber and Shorey Development,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Hughes and Caitlin Hughes, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 "B" on the plan of Homes at 1506 Grandview Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of Homes at 1506 Grandview Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210527-0071689, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Webber, Webber and Shorey Development, by Warranty Deed from RER Partnership, a Tennessee General Partnership, dated 06/23/2021 and recorded 06/30/2021 in Instrument Number 202106300088514, in the Register's Office for Davidson County, Tennessee.

Jennifer Finger executes this instrument as Attorney in Fact on behalf of Glenn Shorey pursuant to the Power of Attorney recorded in Instrument No. 20220509-0053067 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1506 Grandview Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37215 (Postal Zip)

File No.: 5609-22
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 our hands this 13th day of May, 2022.

Webber, Webber and Shorey Development

By: _____, Partner
Gerald Webber, Partner

By: Glenn Shorey Partner by Jennifer Finger his Attorney-in-fact
Glenn Shorey, Partner, by Jennifer Finger, his Attorney-In-Fact

By: _____
Stephen Webber, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Stephen Webber, Gerald Webber, with who I am personally acquainted, or proved upon satisfactory evidence, and who upon oath acknowledged themselves to be General Partners of Webber, Webber, Shorey Development, a Tennessee general partnership, a within-named bargainor, and who in my presence executed the within instrument for and on behalf of said bargainor, by signing the name of bargainor by themselves as a General Partners thereof, and further upon oath acknowledged that they did so freely and voluntarily, for the purposes therein contained, being duly authorized by said bargainor so to do.

WITNESS my hand and official seal, on this 13th day of May, 2022.

Commission Expires: _____

_____
Notary Public

State of Tennessee)

County of Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jennifer Finger with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named Glenn Shorey, General Partner for Webber, Webber and Shorey Development, A Tennessee general partnership and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, she executed the foregoing instrument as his free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 13th day of May, 2022.

_____
Notary Public