WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2022

Notary Public

MY COMMISSION EXPIRES: 9-16-23
(AFFIX SEAL)

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 861555 DEEDWARR
05/24/2022 11:05:56 AM 2 pgs
Fees: $13.00 Taxes: $407.00
20220524-0060075

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0333

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Concrete Investments, LLC	NEW OWNER	Map: 108160A02800CO
(NAME) 5710 Lakemont Drive	(NAME)	
(ADDRESS) Smyrna, TN 37167	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($110,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PRECISION HOMES, INC.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CONCRETE INVESTMENTS, LLC,

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 Lot No. 28 on the Plan of Final Plat, Timber Ridge of record in Instrument No. 20040113-0005330, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Precision Homes, Inc., by deed from John D. Smith, unmarried, of record in Book 10770, Page 517, dated January 23, 1997, and re-recorded in Book 11119, Page 817, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20040113-005330, said Register's Office: (3) Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20140429-0035813 and Instrument No. 20160916-0097636, in the Register's Office for Davidson County, Tennessee: (4) Charter for Homeowners Association of record in Instrument No. 20040123-0009124, in the Register's Office for Davidson County, Tennessee: (5) Roadway Easement of record in Book 10725, Page 218, in the Register's Office for Davidson County, Tennessee: (6) Easement for Ingress and Egress to Cemetery of record in Book 10843, Page 681, in the Register's Office for Davidson County, Tennessee: (7) Storm Water Detention Agreement of record in Instrument No. 2000728-0074568, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20040115-0006462, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1816 Timber Grove, Nashville, TN 37214
(House No.) (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 our hands this 19th day of May, 2022.

Precision Homes, Inc.

BY: _____
Gilbert L. Smith
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gilbert L. Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Precision Homes, Inc., the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 19th day of May, 2022.

My Commission Expires: 3/6/24

_____
Notary Public

