WARRANTY DEED

Karen Johnson Davidson County
Batch# 862879 DEEDWARR
05/26/2022 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20220526-0061050

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$690,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1.26.25
(AFFIX SEAL)

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
H&B Development Partners 16000 Twin Square Way Franklin, TN 37067	NEW OWNERS	118-10-0-017

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Nashville Construction Company, Inc., a Tennessee corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **H&B Development Partners, a Tennessee general partnership**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 of Block E on the Map of Battlefield Estates, Section No. 2 as of record in Book 843, Page 108, said Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 11 fronts 110 feet on the Northwesterly side of Sutton Hill Road and runs back between lines 234 feet on the Northeasterly line and 249.6 feet on the Southwesterly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Nashville Construction Company, Inc, a Tennessee corporation, by Warranty Deed from William Cumming and wife, Janice E. Cumming, dated 02/04/2022 and recorded 02/08/2022, of record in Instrument 202202080014474, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ Improved ☒ property known as: **822 Sutton Hill Rd., Nashville, TN 37204**

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 my hand this the 13th day of May, 2022.

Nashville Construction Company, Inc.

BY: _____
Jennifer D. Stacey, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jennifer D. Stacey, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Authorized Agent of Nashville Construction Company, Inc., the within named bargainor, a corporation, and that she as such Authorized Agent being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jennifer D. Stacey as such Authorized Agent.

Witness my hand and official seal, this the 13th of May, 2022.

_____
Notary Public

My Commission Expires: 3-7-2023

(SEAL)



True Copy Certification

I, Yvette Meldrum, 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 May 17, 2022.

Affiant Signature _____

May 17, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17th day of May 2022.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1-26-25

