Karen Johnson Davidson County
Batch# 865420 DEEDWARR
06/01/2022 08:39:27 AM 2 pgs
Fees: $13.00 Taxes: $4,754.50
20220601-0062935

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

W-P-22-1007B

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 Haycraft and Christine Hoffmann	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME) **1007 Grandview Drive B**	(NAME) **4004 Hillsboro Pk. Ste. 216B**	**118-13-1L-002.00-CO**
(ADDRESS) **Nashville, TN 37204**	(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, **DALE THOMPSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES HAYCRAFT AND CHRISTINE HOFFMANN, HUSBAND AND WIFE,** 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 in Davidson County, Tennessee, being Unit B of Homes at 1007 Grandview, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1007 Grandview, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200622-0066794, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1007 Grandview, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200622-0066794, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Dale Thompson by Warranty Deed from Aubrey B. Harwell, Jr., Trustee of record in Instrument No. 20210521-0069056, Register's Office for Davidson County, Tennessee, dated April 09, 2021 and recorded on May 21, 2021.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5800, Page 293, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20200622-0066794, 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: **1007 Grandview Drive B, Nashville, Tennessee 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 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 23rd DAY OF MAY, 2022.

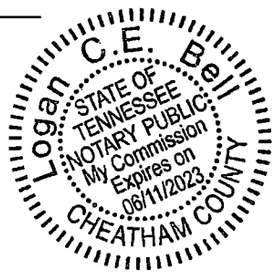
Dale Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DALE THOMPSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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