Karen Johnson Davidson County
Batch# 868197 DEEDWARR
06/07/2022 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $3,429.90
20220607-0065008

WARRANTY DEED

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $927,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/15/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-114

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
EPS Homes, LLC	Same as owner	132 09 0 115.00
(NAME) 4235 Hillsboro Pike, Ste 300	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John Thomas Purdom, II** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **EPS Homes, LLC, a Tennessee Limited Liability Company** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, Being the Southwest part of Lot No. 43 on the Map Showing Subdivision of Lots 27-28-36-37-38-39-40-41-42-43 and Part of Lots 35 & 44 in Oak Hill Subdivision No. 1, of record in Book 547, Page 52, said Register's Office.

Said part of Lot No. 43 Fronts 138.7 feet on the North side of Battery Lane and runs back between parallel lines along the East margin of Soper Avenue, 300 feet to a dead line.

Being the same property conveyed to James R. Godbold and John Thomas Purdom II, As Tenants in Common with the Right of Survivorship, by Quitclaim Deed from James R. Godbold, of record in Instrument No. 20180315-0024648, in the Register's Office of Davidson County, Tennessee, dated March 14, 2018 and recorded on March 15, 2018.

Being the same property conveyed to James R. Godbold, by Warranty Deed from Clarence S. Anderson and Elizabeth J. Anderson, Trustees of the C. S. & Elizabeth J. Anderson Family Living trust, of record in Instrument No. 200007130069310, in the Register's Office of Davidson County, Tennessee, dated July 10, 2000 and recorded on July 13, 2000.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 930 Battery Lane, Nashville, TN 37220.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 31st day of May, 2022.

GRANTOR:

John Thomas Purdom, II

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared John Thomas Purdom, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 31 day of May, 2022.

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My Commission Expires: 03/19/2025

TRUE COPY CERTIFICATION

I, Matthew Noggle, 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 31, 2022.

Signature
Date: May 31, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 31st day of May, 2022 personally appeared before me, a notary public for the State aforesaid, Matthew Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD