Karen Johnson Davidson County
Batch# 945175 DEEDWARRSP
11/28/2022 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,784.25
20221128-0124639

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $752,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22 DAY OF NOVEMBER, 2022.

(Affix Seal) Notary Public

My Commission Expires:

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

2022-11-554

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TENNESSEE 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James Granberry and Sara Granberry 1337 Duncanwood Court Nashville, TN 37204	NEW OWNER	Map/Par. 131-08-0-Z00500

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amber Lane Development, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **James Granberry and Sara Granberry, husband and wife**, hereinafter called the GRANTEES, their heirs 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 Lot No. 5 as shown on the Plan of Monroe, of record in Plat Book Instrument No. 20220815-0092442, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Amber Lane Development, LLC, a Tennessee Limited Liability Company, by deed from Monroe Harding Inc., a Tennessee Nonprofit Corporation, of record in Instrument No. 20200106-0001279, dated December 31, 2019, said Register's Office.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023 and subsequent years, a lien not yet due or payable, zoning, setback requirements, Right of Way Deed to Davidson County, Tennessee of record in Book 1973, page 333, Sanitary Sewer easement of record in Book 3345, page 66, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3677, page 398, Book 4099, page 352 and Book 4712, page 430, Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20011120-0127782, Agreement for Dedication of Easement for Water Mains, Pumps and Appurtenances of record in Instrument No. 20070522-0061001, Sewer Easement Agreement of record in InstrumentNo.20120409-0029639, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No.20120628-0056657, Grant of Anchor Easement of record in Instrument No.20160714-0072322, Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No.20201002- 0114049, all matters appearing on the Plan of Monroe, of record in Plat Book Instrument No. 20220815-0092442, Declaration of Covenants, Conditions

and Restrictions and Reservation of Easements for Monroe PUD Subdivision of record in Instrument No. 202211280124638 said Register's Office, Charter of Monroe Subdivision Homeowners' Association of record in Instrument No. 202211280124637 , said Register's Office.

This is unimproved property known as 1372 Duncanwood Court, 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 the GRANTOR, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors 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 claiming by, through, or under the Grantor, but not further or otherwise.

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.

Effective the 22 day of November, 2022:

Amber Lane Development, LLC, a Tennessee Limited Liability Company

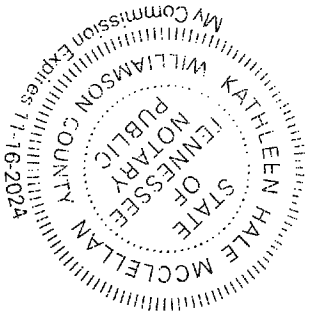
Jordan Clark, Company Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the state and county mentioned, personally appeared Jordan Clark with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Company Representative of Amber Lane Development, LLC, the within named bargainor, a Limited Liability Company, and that such Company Representative executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Company Representative.

Witness my hand and seal, this 22 day of November, 2022.

Notary Signature
My commission expires: 7-16-2024



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 November 22, 2022.

Date

Affiant Signature

11/22/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of November, 2022.

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

202211280124639