WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 139773 **DEEDWARR**
09/11/2018 03:41:35 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20180911-0090113

File No.: AGL-18-429-431-36TH

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
36TH AVE SUMMIT PARTNERS, LLC	NEW OWNER	092094Z00100CO
(NAME) PO BOX 159151	(NAME)	092094Z00200CO
(ADDRESS) NASHVILLE, TN 37215	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **CHARLOTTE HEIGHTS DEVELOPMENT, GP**, A TENNESSEE PARTNERSHIP herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **36TH AVE SUMMIT PARTNERS, LLC**, hereinafter called the Grantee(s), 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 Unit A & B, HOMES AT 429 36TH AVENUE NORTH, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 429 36th Avenue North, as shown of record in Instrument No. 20170426-0040966, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Build Nashville DB2, LLC to Charlotte Heights Development, GP, as recorded on the 3rd day of May, 2017 in Instrument No. 20170503-0043422 and Warranty Deed from Crystal Love, unmarried to Build Nashville DB2, LLC, as recorded on the 18th day of July, 2016 in Instrument No. 20160718-0073771, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 429 AND 431 36TH AVENUE NORTH, NASHVILLE, TN 37209
(House Number) (Street) (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 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 7TH day of September, 2018.

CHARLOTTE HEIGHTS DEVELOPMENT, G.P.

Joshua L. Baxter by Brandy Arena his attorney-in-fact

JOSHUA L. BAXTER, BY BRANDY ARENA HIS ATTORNEY-IN-FACT
ITS: PARTNER

G&S PARTNERS, GP, PARTNER OF CHARLOTTE HEIGHTS DEVELOPMENT, G.P.

BY: AMY L. WOOD
ITS: PARTNER

BY: ADAM G. LAFEVOR
ITS: PARTNER

STATE OF Tennessee
COUNTY OF Davidson

On this the 7thst day of September, 2018, before me personally appeared JOSHUA L. BAXTER, BY BRANDY ARENA ATTORNEY-IN-FACT, AMY L. WOOD, AND ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be PARTNERS of CHARLOTTE HEIGHTS DEVELOPMENT, GP, the within named bargainor, a Tennessee partnership, and that they as such partners executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of September, 2018.

Notary Public
My Commission Expires: 09/22/2021

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171