Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-RSD-18-18201

Karen Y Johnson Davidson County
Batch# 142027 DEEDWARR
09/18/2018 07:58:24 AM 2 pgs
Fees: $13.00 Taxes: $1,646.13

20180918-0092263

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $444,900.00

Melissa Jansen
Affiant

Subscribed and sworn to before me this 14th day of September, 2018.

Stephanie Dome
Notary Public
My commission expires: _____

STEPHANIE DOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John Sizemore and Valerie Sizemore 1820A 14th Ave N. Nashville, TN 37208	New Owner	081 07 4F 001.00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Modern Homes, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Valerie Sizemore and John Sizemore, wife and husband, and Herman Howard, a married man, tenants in common with right of survivorship** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit A of 1820 14th Ave Homes established by Master Deed of record in Instrument No. 20170918-0095397 and amended in Instrument No. 20171206-0124675 Register's Office for Davidson County, Tennessee and described on Exhibit B to Master Deed as amended for a more complete description..

Being a portion of the same property conveyed to Modern Homes, LLC by deed from BC Properties of record in Instrument No. 20170830-0089356 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Agreement for Dedication of Public Right of Way of record in Instrument No. 20171127-0120641 Regsiter's Office for Davidson County, Tennessee.

2. Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument No.

20170918-0095397 and amended in Instrument No. 20171206-0124675 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons

3. Charter for 1820 14th Ave Homes Homeowners Association of record in Instrument No. 201709180095396

This property is improved property known as 1820 14th Ave N #A, Nashville, TN 37208

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 14th day of September, 2018.

Modern Homes, LLC, a Tennessee Limited Liability Company

By: _____
Majic Salim, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Amy Cross Nance of the state and county mentioned, personally appeared Majic Salim, 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 Member of Modern Homes, LLC, the within named bargainor, a Limited Liability Company, and that such Majic Salim as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Franklin, this 14th day of September, 2018.

_____
Notary Signature

Printed Name: Amy Cross Nance

My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY