NEW OWNER:

Katherine Phillips Truscott
2135 14th Avenue
Nashville, TN 37208

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-589

Space for Recorder's Stamp

Karen Y Johnson Davidson County
Batch# 151609 DEEDWARR
10/16/2018 08:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,109.63
20181016-0102224

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 ($299,900.00),** cash in hand paid, the receipt of which is hereby acknowledged, **BUILDING COMPANY NUMBER SEVEN, INC.** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **KATHERINE PHILLIPS TRUSCOTT** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. B on the Plan of Homes at 2135 14th Avenue North, together with private and limited common elements, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 2135 14th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20170425-0040369, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Building Company Number Seven, Inc. by Warranty deed from Maine Holdings, LLC of record in Instrument No. 20160926-0101498 Register's Office for Davidson County, Tennessee, dated September 23, 2016 and recorded on September 26, 2016.

Building Company Number Seven, INC. is also known as Building Company No. 7, INC.

Being also known as 2135 B 14th Avenue Nashville, TN 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this _____ day of **October, 2018.**

BUILDING COMPANY NUMBER 7, INC.

BY: MATTHEW JOHN MILLSAP, PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MATTHEW JOHN MILLSAP,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **HE** is **PRESIDENT** of **BUILDING COMPANY NUMBER 7, INC.** , the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 15 day of **October,2018.**

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **299,900.00**.

AFFIANT

Sworn to and subscribed to before me this 15th day of **October, 2018**.

NOTARY PUBLIC

My commission expires: NOV. 14, 2021

MARY CLIFTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: NOVEMBER 14, 2021

Certificate of Authenticity

I, Quin Evans Segall, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Mary Clifton, a notary public for this county and state, Quin Evans-Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: November 14, 2021

Notary's Seal (If on paper)

MARY CLIFTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
NOVEMBER 14, 2021