NEW OWNER:
Troy Stannius
2135 A 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: 19-104

MAP & PARCEL
081-03-3C-001.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 204502 DEEDWARR
03/11/2019 02:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20190311-0022135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 DOLLARS ($285,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Building Company Number Seven, Inc, a Tennessee Corporation** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Troy Stannius** ("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 located in Davidson County, Tennessee, being Unit No. A of Homes at 2135 14th Avenue North, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Homes at 2135 14th Avenue North of record in Instrument Number 20170425-0040369, Exhibit "B", in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed.

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.

Being also known as 2135 A 14th Ave N 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 8th day of March, 2019.

Building Company Number Seven, Inc, a Tennessee Corporation

BY: _____
Matt Millsap, President

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, Todd A. Tressler, II of the state and county mentioned, personally appeared Matt Millsap, 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 President of Building Company Number Seven, Inc, the within named bargainor, a Corporation, and that such Matt Millsap as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in Lebanon, TN, this 8th day of March, 2019.

_____
NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 285,000.00.

Amanda Minor

AFFIANT

Sworn to and subscribed to before me this 8 day of March, 2019.

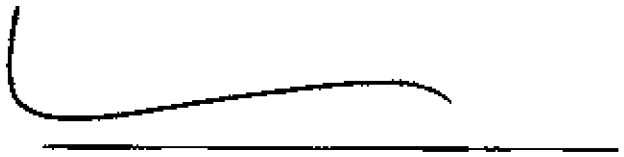
NOTARY PUBLIC

My commission expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

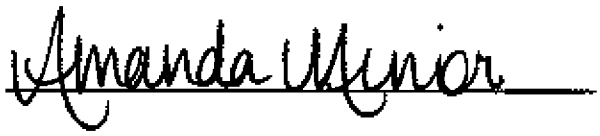
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

