Karen Johnson Davidson County
Batch# 215765 DEEDWARR
04/09/2019 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20190409-0032347

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON	STATE OF TN) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is: $359,900.00 Affiant Subscribed and sworn to before me, this 8th day of April, 2019. Notary Public My Commission Expires: 12.03.19

WARRANTY DEED

Address New Owner: Bryan Shorthouse & Tara M Phillips 1907A 9th Ave N Nashville, TN 37208	Send Tax Bills to: Lending Hand Mortgage, LLC 116 East Cedar Street Goodlettsville, TN 37072	Tax Information: Tax Parcel ID No. 081-07-2N-001.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **1907 9TH AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BRYAN SHORTHOUSE, A SINGLE MAN AND TARA M PHILLIPS, A SINGLE WOMAN, AS JOINT TENTANTS WITH RIGHTS OF SURVIVORSHIP,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Homes at 1907 9th Avenue, Horizontal Property Regime with Private Elements of record as Instrument No. 20180510 0044845 and Corrected Certificate of Acknowledge in Instrument No. 20180821-0082917 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 1907 9th Ave, LLC, a Tennessee limited liability company by Warranty deed from True Development LLC, a Tennessee limited liability company of record in Instrument No. 20180321-0026645 Register's Office for Davidson County, Tennessee, dated March 20, 2018 and recorded on March 21, 2018.

This is improved property commonly known as: **1907A 9th Ave N Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of April, 2019.

1907 9TH AVE, LLC

By: _____
Roberto Gutierrez, Authorized Representative

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ROBERTO GUTIERREZ**, 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 the Authorized Representative of **1907 9TH AVE, LLC**, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 5th day of April, 2019.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

_____
Notary Public
My Commission Expires: 11/3/2020

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY