WARRANTY DEED

Karen Johnson Davidson County
Batch# 222178 DEEDWARR
04/26/2019 09:12:38 AM 2 pgs
Fees: $13.00 Taxes: $1,331.63

20190426-0038420

OLIVIA WAGGONER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT. 7, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler Davie	New Owner	
(NAME)	(NAME)	
1407 B Monetta Ave.		072 10 2H 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NASHVILLE BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYLER DAVIE, SINGLE MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B of Homes at 1407 Monetta, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1407 Monetta, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20171221-0130069 and as amended in Instrument No. 20190426-0038419, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1407 Monetta, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20171221-0130069 and as amended in Instrument No. 20190426-0038419, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed by Warranty Deed from Claude F. Mize Jr. and Steven R. Mize, dba CFR Partners to Nashville Building Group, LLC, a Tennessee limited liability company, as recorded on the 17th day of January, 2018 in Instrument No. 20180117-0004765; part of Warranty Deed from Gerald T. Fisher to Claude F. Mize Jr. and Steven R. Mize, d/b/a CFR Partners, as recorded on the 14th day of March, 2016 in Instrument No. 20160314-0023857; part of Quitclaim Deed from Minerva House Crawford and husband, Walter E. Crawford to Gerald T. Fisher, as recorded on the 19th day of April, 1984 in Deed Book 6274, Page 403; part of Warranty Deed from Gerald T. Fisher and wife, Nancy W. Fisher to Minerva L. House, maiden name, divorced, as recorded on the 14th day of January, 1976 in Deed Book 4988, Page 546 and part of Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee to Gerald T. Fisher as recorded on the 17th day of July, 1975 in Deed Book 4932, Page 806, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1407 B Monetta Ave., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (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 GRANTEES 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 GRANTEES, 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 hand this 17th day of April, 2019

NASHVILLE BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

DANNY WILBURN, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Danny Wilburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be Sole Member of NASHVILLE BUILDING GROUP, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and official seal this 17th day of April, 2019.

Commission expires: _____

_____
Notary Public