Karen Johnson Davidson County
Batch# 226326 DEEDWARR
05/06/2019 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $6,112.40
20190506-0042053

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190420117

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)Williamson

The actual consideration or value, whichever is greater, for this transfer is: $1,652,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2019.

Notary Public
My Commission Expires: 12/15/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katherine Riley Krilanovich and Shaun Anton Krilanovich 213 La Vista Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131-05-0I-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thrive Signature Homes, LLC, a Georgia limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine Riley Krilanovich and Shaun Anton Krilanovich, wife and husband**, ("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 213, on the plan of Thrive LaVista, a Horizontal Property Regime with Private Elements, filed as Exhibit "C" to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160720-0074772 and amended in Instrument No. 20161007-0106611, in the Register's Office for Davidson County, Tennessee, reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Thrive Signature Homes, LLC, a Georgia limited liability company by Warranty deed from 211 LaVista, LLC, a Tennessee limited liability company of record in Instrument No. 20160720-0074771 Register's Office for Davidson County, Tennessee, dated July 12, 2016 and recorded on July 20, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien due and payable, and now delinquent.

Taxes for the year 2019, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 2330, Page 156, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160720-0074772 and amended in Instrument No. 20161007-0106611, 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

Restrictions of record in Book 2094, Page 229 and Book 2796, Page 506, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 213 La Vista Drive Nashville TN 37215

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

And Grantor covenants that it is 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, its 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 29th day of April, 2019.

~~Thrive~~ Signature ~~Homes, LLC~~

By: ~~Christopher~~ Rudd as Member ~~of The~~ Thrive Group, LLC, which is the sole Member ~~of Thrive~~ Signature Homes, LLC

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Christopher Rudd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of The Thrive Group, LLC, which is the sole Member of Thrive Signature Homes, a Georgia Limited Liability Company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

Witness my hand and Seal this 2nd day of May, 2019.

Notary Public
My commission expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/19/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY