RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2019

Notary Public

MY COMMISSION EXPIRES: 5-9-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregory Thomas Young and Lindsey Bittner Pritchett	New Owner	147-15-0D-002.00
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 270395 DEEDWARR 08/13/2019 09:23:06 AM 2 pgs Fees: $13.00 Taxes: $1,701.63
570 Watsonwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		20190813-0080551
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DC Nashville Real Estate II, LLC, a Tennessee Limited Liability Company** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gregory Thomas Young and Lindsey Bittner Pritchett, husband and wife,** 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" on The Plan of the DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR 570 WATSONWOOD TOWNHOMES, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, as shown on Exhibit " B" of The Plan of DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR 570 WATSONWOOD TOWNHOMES, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, Horizontal Property Regime with Private Elements of record in Instrument Number 20180712-0067683, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of unit owners and all sewer, water, and electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20180712-0067683, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to DC Nashville Real Estate II, a Tennessee limited liability company dated July 17, 2018 from Darin L. Cunningham of record in Instrument Number 20180725-0072287, Register's Office for Davidson County, Tennessee.

Subject to:

Property Taxes for the year 2019 and subsequent years a lien, but not yet due and payable.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is

set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of unit owners and all sewer, water, and electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20180712-0067683, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions and setback lines, if any, and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 570 Watsonwood Drive, Nashville, TN 37211

(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/our hands this 9th day of August, 2019.

DC Nashville Real Estate II, LLC

by: Darin Cunningham, Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Darin Cunningham with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to a Mamber of DC Nashville Real Estate II, LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Member

WITNESS my hand and seal this 9th day of August, 2019.

Notary Public

My Commission Expires: 11-8-21

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 201907027