Karen Johnson Davidson County
Batch# 283978 DEEDWARR
09/11/2019 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.13
20190911-0091861

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
DECEMBER 20, 2020

(Notary Stamp)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $414,899.00.

Affiant

Subscribed and sworn to before me, this 9th day of September, 2019.

Notary Public

My commission expires: 12/20/20

THIS INSTRUMENT PREPARED BY:

Keith H. Solomon, Attorney

SolomonParks Title & Escrow, LLC

305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Griffin Bruns and Caleb T. Rowan	Griffin Bruns and Caleb T. Rowan	081 02 2I 002.00
2221 B 24th Avenue North	2221 B 24th Avenue North	
Nashville, TN 37208	Nashville, TN 37208	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Skip Nashville, LLC

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Griffin Bruns and Caleb T. Rowan, Joint Tenants

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

A certain unit located in DAVIDSON County, Tennessee, being known and designated as Unit No. 2221B of HOMES AT 2221 24TH AVENUE NORTH, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 2221 24TH AVENUE NORTH, a Horizontal Property Regime, of record in Instrument Number 20171120-0119116, in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Skip Nashville, LLC, by Warranty Deed from Raymond Patton and wife, Gwendolyn Faye Patton of record in Instrument No. 20160927-0101976, in the Register's Office of Davidson County, Tennessee, dated September 23, 2016 and recorded on September 27, 2016.

This is improved property known as **2221 B 24th Avenue North, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of September, 2019.

Skip Nashville, LLC

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, **Kelly Ireland** with whom I am personally acquainted or (who proved to me his identity on the basis of satisfactory evidence), and who, upon oath acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Sole Member of Skip Nashville, LLC** and is authorized by said limited liability company to execute this instrument on its behalf.

Witness my hand, at office, this 9 day of September, 2019

Notary Public

My Commission Expires: 4-17-23

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)