WARRANTY DEED

Karen Johnson Davidson County
Batch# 286826 DEEDWARR
09/17/2019 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $599.40
20190917-0094146

A-C-19-1511B

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,~~000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~16th~~ 17th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Isabella G. Frazier	New Owner	
(NAME)	(NAME)	**081-15-0C-005.00-CO**
1511B 21st Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANCHORED DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ISABELLA G. FRAZIER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1511B on the Plan of 1509 21st Avenue North Townhomes, as shown on Plan of Exhibit "C" of Covenants, Conditions and Restriction for 1509 21st Avenue North Townhomes, of record in Instrument No. 20180907-0088751, 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 Ike Karnowsky by Warranty deed from Louise Maddin Brown Earle and husband, J. Baylis Earle of record in Book 675, page 40 Register's Office for Davidson County , Tennessee, dated April 07, 1925 and recorded on April 27, 1925.

The said Ike Karnowsky having since died testate in 1953, Docket No. 33515, Probate Court Davidson County, Tennessee, leaving said property to Charles Karnowsky. The said Charles Karnowsky having since died testate in 1975, Docket No. 62331, Probate Court Davidson County, Tennessee, leaving his wife Ruby Karnowsky a life estate and the remainder to Sylvia Karnowsky and Sallye K. Sefsik in equal shares. The said Ruby Karnowsky having since died on August 16, 1978, Docket No. 66186, Probate Court Davidson County, Tennessee. The said Sallye Karnowsky Sefsik having since died, Docket No. 04P-44, Davidson County Circuit Court, Probate Division, leaving said property to Stephen Mark Sefsik, Michael Scott Sefsik, and Carrie Linn.

Being a portion of the same property conveyed to Anchored Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Sylvia Karnowsky and Carrie Linn and Michael Scott Sefsik and Stephen Mark Sefsik of record in Instrument No. 20180807-0077695 Register's Office for Davidson County, Tennessee, dated August 03, 2018 and recorded on August 07, 2018.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 80 and Plat Book 161, Page 132, 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 20180907-0088751, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20180917-0092188, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1511B 21st Ave N, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 16th DAY OF SEPTEMBER, 2019.

Anchored Development, LLC, a Tennessee Limited Liability Company

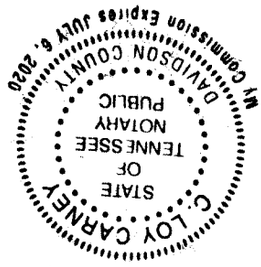
BY: _____
Eric Hensley
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC HENSLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of ANCHORED DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of September, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

