Karen Johnson Davidson County
Batch# 287938 DEEDWARR
09/18/2019 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $6,641.50
20190918-0094862

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190420140** STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 02-28-2020	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,795,000.00. Affiant Subscribed and sworn to before me, this 17th day of September, 2019. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Carl W. Insel and Elisabeth L. Insel 215 La Vista Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-05-0J-001.00-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 **Carl W. Insel and Elisabeth L. Insel, husband and wife**, ("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 215, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 215 La Vista Drive, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170912-0093205 and being shown on Plat attached thereto as Exhibit "B", 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 Thrive Signature Homes, LLC, a Georgia limited liability company by Warranty deed from Charles W. Cato, II of record in Instrument No. 20170321-0027709 Register's Office for Davidson County, Tennessee, dated March 20, 2017 and recorded on March 21, 2017.

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 2019, a lien not yet due and payable.

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 20170912-0093205, 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.

Amendment to the DCCR for Homes at 215 La Vista Drive recorded on May 3, 2019 in Instrument No. 20190503-0041695, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 2094, Page 229, 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.
Charter for Homes at 215 LaVista Drive HOA, Inc. of record in Instrument Number 20170912-0093204, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4155, Page 540, in the Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20170321-0027709 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.

This is improved property located at 215 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 17th day of September, 2019.

Thrive Signature Homes, LLC

BY: _____
Christopher Rudd as Member of The Thrive Group, LLC, sole member of Thrive Signature Homes, LLC

State of Georgia
County of Fulton

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 his above-stated capacity.

Witness my hand and Seal this 17th day of September, 2019

_____
Notary Public
My commission expires: 8/28/23

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] 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: _____
Notary Seal (if on paper)

JANET L ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2018