Karen Johnson Davidson County
Batch# 299403 DEEDWARR
10/10/2019 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $707.44
20191010-0104117

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $191,200.00

Affiant

Subscribed and sworn to before me, this 8th day of October, 2019.

Notary Public

My commission expires:
12.03.19

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Select Home Solutions Group, LLC	NEW OWNER	07206015400
1001 Thomas Avenue	2817 West End Ave, Ste 126-449	
Nashville, TN 37216	Nashville, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Doncella Rodgers, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Select Home Solutions Group, LLC, A Mississippi Limited Liability Company

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 Units A and B on the Plan of 1001 Thomas Avenue, attached as ExhibitB to the Declaration of Covenants, Conditions nd Restrictions for 1001 Thomas Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190926-0098035, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Doncella Williams, married, by Warranty Deed from Ernest Odell Towns, unmarried, dated April 14, 1997, of record in Book 10418, page 559, Register's Office for Davidson County, Tennessee. Doncella R. Williams having since married and is now known as Doncella R. Rodgers. Her husband, Norman Lee Rodgers, joins to convey and interest he may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Declaration of Covenants, Conditions and Restrictions for 1001 Thomas Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190926-0098035 and, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 1001 Thomas Avenue, Nashville, TN 37216.

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 in 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.

Doncella R Rodgers Date: 10-8-19
Doncella R. Rodgers

Norman Lee Rodgers Date: 10-8-19
Norman Lee Rodgers

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Doncella R. Rodgers and Norman Lee Rodgers, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of October, 2019.

LELAND L. COLEMAN STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 12/28/19

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY