Karen Johnson Davidson County
Batch# 306859 DEEDWARR
10/28/2019 01:20:30 PM 2 pgs
Fees: $13.00 Taxes: $3,700.00
20191028-0110282

1598-19

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO: FHTS# 2019090673

Birthright Title Agency
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Matthew Cantrell 1201A Sigler Street Nashville, TN 37203	Homedepot.com LLC PO Box 5710 Chicago, IL 60680-5681	093-13-4P-001.00-CO

WARRANTY DEED

THIS INDENTURE, made this 25th day of October, 2019 between **1201 SIGLER, LLC**, a Tennessee limited liability company with its principal place of business in Robertson County, Tennessee ("Grantor") and **MATTHEW CANTRELL** and **TIFFANY CALABRESE**, husband and wife, residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County, Tennessee, and being Unit A, Sigler Row, a Horizontal Property Regime with private elements, as established by Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20171114 0117025, in the Register's Office for Davidson County, Tennessee, to which map specific reference is hereby made for a more complete description of the property.

BEING PART of the same property conveyed to 1201 Sigler, LLC, a Tennessee limited liability company, by Warranty Deed from Lisa Taylor, Linda Hamer, Donna Hankins, Joann Offutt, Trina Frierson and Kenneth Church of record in Instrument No. 20171107-0114466 in the Register's Office for Davidson County, Tennessee, dated November 03, 2017 and recorded on November 07, 2017.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

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 hereunder set Grantor's hand and seal as of the date first recited above.

1201 SIGLER, LLC

BY: _____
Ashley B. Boykin

ITS: Member

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of the state and county aforementioned, **Ashley B. Boykin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Member of **1201 Sigler, LLC**, the within named bargainor, a limited liability company, and that she as such Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as member and the _____

_____
Notary Public
Commission expires: _____

MARY BIRCHFIELD WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$1,000,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

_____
Affiant/Grantee

Subscribed and sworn to before me this 25th day of October, 2019.

_____
Notary Public
My commission expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

_____
Notary Signature
My Commission Expires September 7, 2020