WARRANTY DEED

Karen Johnson Davidson County
Batch# 332547 DEEDWARR
12/19/2019 03:03:30 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20191219-0131226

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF DECEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-6604B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
DBV1002, LLC	NEW OWNER	145-02-0-016.00 (part of)
19287 Hahn Road		
Dekalb, IL 60115		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JAMES A. MCKANNA, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DBV1002, LLC, AN INDIANA LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit 1 of the 4604 Mountainview Drive Homes, a Horizontal Property Regime with Private Elements, as depicted on Exhibit B of the Declaration of Covenants and Conditions and Restrictions for 4604 Mountainview Drive Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190830-0087720, as amended in Instrument No. 20191213-0128852, 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 Sidney Fleischer and wife, Becca Fleischer by Warranty deed from Walter A. Spodeck and wife, Elsie H. Spodeck of record in Book 4347, page 854, Register's Office for Davidson County, Tennessee, dated July 3, 1969 and recorded on July 7, 1969.

Sidney Fleischer died testate on May 27, 2016 having been predeceased by Becca Fleischer who died January 31, 1994 and leaving said Sidney Fleischer as the surviving tenant by the entirety. Jay Newman was named Executor of his Estate in Will probated at Docket No. 16P973 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

and further being a portion of the same property conveyed to James A. McKanna by General Warranty deed from The Estate of Sidney Fleischer of record in Instrument No. 20171212-0126764 Register's Office for Davidson County, Tennessee, dated December 02, 2017 and recorded on December 12, 2017.

Being a portion of the same property conveyed to James A. McKanna and wife Vivien Casagrande by Installment Deed from Howard (F.) George and wife, Mary T. George of record in Book 5794, page 161, Register's Office for Davidson County, Tennessee, dated September 10, 1981 and recorded on September 14, 1981.

and further being a portion of the same property conveyed to NovusWay, Inc. by Quitclaim Deed from James A. McKanna and wife, Vivien Alice Casagrande of record in Instrument Number 20160804-0080899, Register's Office for Davidson County, Tennessee, dated August 4, 2016 and recorded on August 4, 2016.

and further being the same property conveyed to HTG LLC by Quitclaim Deed from NovusWay, Inc. of record in Instrument Number 20170310-0023974, Register's Office for Davidson County, Tennessee, dated February 28, 2017 and recorded February 28, 2017.

and further being the same property conveyed to James A. McKanna by Quitclaim Deed from HTG LLC of record in Instrument Number 20180228-0018787, Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded February 28, 2018 LESS AND EXCEPT the Hilltop Ground Easement Property more particularly described in said deed.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BR-19-4604

This is property known as 4604 Mountainview Dr., Unit 1, Nashville, TN 37215

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 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.

Witness my hand on the 12th day of December, 2019.

James A. McKanna

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JAMES A. MCKANNA, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of December, 2019.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 19-6604B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027