Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1515

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **G and R Development, LLC,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Burton,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 1 of Homes at 50 Lindsley Avenue, as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 50 Lindsley Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160606 0056505, 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 G and R Development, LLC by Warranty Deed from Martha McNeely, an unmarried woman, of record in Instrument No. 20160315-0024545, Register's Office for Davidson County, Tennessee, dated March 14, 2016 and recorded on March 15, 2016. (Value of consideration shown in aforementioned Deed $380,000.00)

Being also known as 50 A Lindsley Avenue, Nashville, TN 37210 (Unit 1)

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 50 A Lindsley Avenue, Nashville, TN 37210.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 23rd day of December, 2019.

G and R Development, LLC :

By: _____, Member
Baird Graham, Member of G and R Development, LLC

Karen Johnson Davidson County
Batch# 338528 **DEEDWARR**
01/03/2020 03:37:07 PM 2 pgs
Fees: $13.00 Taxes: $2,332.37

20200103-0000962

Robinson Holdings, LLC, Member of G and R Development, LLC

By: _____, Member
Bailey P. Robinson, IV, Member And Agent

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Baird Graham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purpose therein contained, and who further acknowledged that he a Member of G and R Development, LLC and that he is authorized to execute this instrument, and that he has executed this instrument on behalf of G and R Development, LLC as Member.

Witness my hand and official seal on this date 23rd day of December, 2019.

Notary Public
My Commission expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Bailey P. Robinson, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purpose therein contained, and who further acknowledged that he a Member ~~of~~ Robinson Holdings, LLC, and that he is authorized to execute this instrument, and that he has executed this instrument on behalf of Robinson Holdings, LLC, as member of G and R Development, LLC, as Member.

****and Agent**

Witness my hand and official seal on this date 23rd day of December, 2019.

Notary Public
My Commission expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 630,371.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of December, 2019.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Daniel Burton 60 Music Square East #390 Nashville, TN 37203	Owner	093-11-0F-001.00