Karen Johnson Davidson County
Batch# 349002 DEEDWARRSP
01/27/2020 11:23:30 AM 2 pgs
Fees: $13.00 Taxes: $1,280.30
20200127-0009498

SPECIAL
WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,025.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-18-23
(AFFIX SEAL)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cameron Lancaster, a single man 700 Tral Street Nashville, TN 37208	New Owner	081 08 3K 00100

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **March Developments, LLC, a Tennessee limited liability company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Cameron Lancaster, a single man,** hereinafter called Grantee(s), his heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1, on the plan of THE ARTISAN NORTH TOWNHOMES (FORMERLY DELTA AVENUE TOWNHOMES), a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20180807-0077637, amended and restated in Instrument 20190823-0084867, further amended in Instrument 20191122-0120723, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to March Developments, LLC, a Tennessee limited liability company by Quitclaim Deed dated 03/29/2018, from 1720 Delta, LLC, a Tennessee limited liability company, of record in Instrument 20180402-0030170, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 700 Tral Street, Nashville, TN 37208

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 21st day of January, 2020.

March Developments, LLC

BY: _____

Thomas Pearson, Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Thomas Pearson, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Manager of March Developments, LLC , the within named bargainor, a limited liability company, and that he as such Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said Thomas Pearson as such Manager.

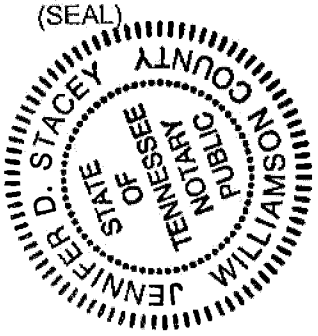
Witness my hand and official seal, this the 21st of January, 2020.

_____

Notary Public

My Commission Expires: 10/3/21

(SEAL)



True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

_____

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



_____

My Commission Expires: 7/22/2022

Notary Seal (if on paper)