Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me this 7th day of February, 2020.

Notary Public
My commission expires: 2/12/23

Karen Johnson Davidson County
Batch# 355155 DEEDWARR
02/07/2020 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20200207-0014622

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Modern Homes, LLC	Same	081-03-0-171
222 Pelham Drive		
Brentwood, TN 37027		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Michael Roby, an unmarried man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Modern Homes, LLC, a Tennessee Limited Liability Company** hereinafter called the Grantee(s) its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the South 40 feet of the North 140 feet of a part of Lot No. 6 on the Map of a Subdivision of Block 33 of the Buena Vista Plan of Lots, of record in Book 57 Page 26, Register's Office for Davidson County Tennessee, described as follows:

Said part of said lot fronts 40 feet on the easterly side of 14th Avenue North, formerly Nance Street, and runs back between parallel lines to and 100 feet South of Adams Street, 181 feet to a dead line.

Being the same property conveyed to Michael Roby by deed from Betty E. Evans, unmarried, of record in Book 11100 Page 649, Register's Office for Davidson County, Tennessee, and dated August 26, 1998.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Buena Vista of record in Plat Book 57 Page 6 Register's Office for Davidson County, Tennessee.

This property is unimproved property known as 2210 14th Avenue North, Nashville, TN 37203

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(s), its successors and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), its successors and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 7th day of February, 2020.

Michael Roby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of February, 2020, before me personally appeared Michael Roby, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of February, 2020.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I Dana Thomas do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana Thomas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of August, 2018.

Notary Public

My Commission expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY