WARRANTY DEED

Karen Johnson Davidson County
Batch# 363978 DEEDWARR
02/26/2020 02:54:55 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20200226-0021513

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-202

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Connor Reeves Simmons	Same as Owner	091-09-4-F00-10-0CO
(NAME) 515 Elaine Avenue	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bon Urban Properties,** a Tennessee general partnership (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Connor Reeves Simmons**, unmarried (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A, 517 Elaine Avenue Townhomes, A Horizontal Property Regime With Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 517 Elaine Avenue Townhomes, a Horizontal Property Regime, of record in Instrument No. 20180102-0000607, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same portion of property conveyed to Bon Urban Properties, Tennessee general partnership, by virtue of Trustee's Deed from C. Tucker Herndon and Gregory G. Vick, as Substitute Trustees, dated August 23, 2019, and recorded August 23, 2019 in Instrument No. 20190823-0085154.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for the year 2020 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-P-20-515

restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 515 Elaine Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 21st day of February, 2020.

GRANTOR:

BON URBAN PROPERTIES

By: BPI CRABTREE FAMILY INVESTMENTS, LLC, its managing partner

By: _____
David P. Crabtree, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of BPI Crabtree Family Investments, LLC, the managing partner of Bon Urban Properties, a Tennessee general partnership, the within named grantor, and that he, being duly authorized, executed the foregoing instrument for the purposes therein on behalf of said partnership.

WITNESS my hand, at office, this 21 day of February, 2020.

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 05-03-21