WARRANTY DEED

Karen Johnson Davidson County
Batch# 374306 DEEDWARR
03/18/2020 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,761.20
20200318-0029964

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$476,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2020.

Notary Public

MY COMMISSION EXPIRES: 05-09-23
(AFFIX SEAL)

BRITTANY SENSABAUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2023

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)
Melissa Chan Sook Robertson and Stephen Kyle Robertson 532 B Stevenson Street Nashville, TN 37209	New Owner	091 09 4G 002.00

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, **Custom Living Homes, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Melissa Chan Sook Robertson and Stephen Kyle Robertson, a married couple,** hereinafter called Grantee(s), their 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 B, 532 STEVENSON STREET TOWNHOMES, a Horizontal Property Regime with Private Elements, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180425-0038739, and amended in Instrument No. 20181211-0120511 in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a part of the same property conveyed to Curtis Groves and Brian Chester by Warranty Deed from Amanda S. Joyner n/k/a Amanda Schnepp, a married woman, dated 11/07/2017, of record in Instrument 201711130116121, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Custom Living Homes, LLC, by Warranty Deed from Brian Chester and Curtis Groves, dated 11/01/2018, of record in Instrument 201811020108737, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Custom Living Homes, LLC, a Tennessee limiited liability company, by Quitclaim Deed from Curtis Groves and Brian Chester, of record in Instrument No. 20200224-0019980, 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 known as: 532 B Stevenson Street, Nashville, TN 37209

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, their heirs and assigns forever; and we do covenant with 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 is 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 this the 27th day of February, 2020.

Custom Living Homes, LLC

By: _____
Brandon Taylor Davis, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Brandon Taylor Davis, 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 a Member of Custom Living Homes, LLC, the within named bargainor, a limited liability company, and that he as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Custom Living Homes, LLC, by the said Brandon Taylor Davis as such Member.

Witness my hand and official seal, this the 27th of February, 2020.

_____
Notary Public

My Commission Expires: 10/3/21

(SEAL) JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

True Copy Certification

I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public
My Commission Expires: 05-09-23