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 $439,900.00

M. Stutman
Affiant

Subscribed and sworn to before me this 20th day of March, 2020.

J Anderson
Notary Public
My commission expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 375835 **DEEDWARR**
03/23/2020 11:07:24 AM 2 pgs
Fees: $13.00 Taxes: $1,627.63
20200323-0031361

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Connor Dwyer 1511 Hayden Dr. Nashville, TN 37206	NEW OWNER	081-07-0-281

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 **Modern Homes, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Connor Dwyer, a single man,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit A on 1916 15th Avenue Homes, a Horizontal Property Regime with Private Elements located tat Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 1916 15th Avenue Homes, a Horizontal property Regime with Private Elements of record in as Instrument No. 20180626-0061243 and amended in Instrument No. 20200212-0016175 Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1916 15th Avenue Homes a Horizontal Property Regime with Private Elements contained in said Declaration the plat file ad Exhibit "B" to said Declaration appearing in Instrument No. 20180626-0061243 and ByLaws appended there to as Exhibit "C" said Register's Office are incorporated hereby and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Modern Homes, LLC, by deed from Thomas Cato and Gwendolyn Cato, husband and wife, of record in Instrument No. 20180501-0040889, Register's Office for Davidson County, Tennessee, and dated April 27, 2018.

This conveyance is made subject to the following:

1. Subject to the Covenant, Condition, or Restriction, recorded as Instrument No. 20180626-0061243 and amended in Instrument No. 20200212-0016175 in the official records of the Davidson County Register of

Deeds.

2. By-Laws of record in Instrument No. 20180626-0061243 Register's Office for Davidson County, Tennessee.

3. All matters appearing on the plan of Menee's Subdivision of record in Instrument No. 20180409-0033062 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1916A 15th Avenue North, Nashville, TN 37208

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), their heirs 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), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 20th day of March, 2020.

Modern Homes, LLC, a Tennessee Limited Liability Company

By: _____
Majic Salim, Sole member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Amy Cross Nance of the state and county mentioned, personally appeared Majic Salim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole member of Modern Homes, LLC, the within named bargainor, a Limited Liability Company, and that such Majic Salim as such Sole member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole member.

Witness my hand and seal, at office in Brentwood TN, this 20th day of March, 2020.

_____
Notary Signature

Printed Name: Amy Cross Nance

My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY