THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200225218

Karen Johnson Davidson County
Batch# 381399 **DEEDWARR**
04/03/2020 09:18:10 AM 2 pgs
Fees: $13.00 Taxes: $1,631.66

20200403-0035841

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $440,990.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2020.

Notary Public
My Commission Expires:

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kassidy Oates Lanford and Charles Dennis Aiken 6353 B Columbia Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091-13-0-031.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **552 Westboro, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kassidy Lanford, a single woman, and Charles Aiken, a single man, as joint tenants** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit " B " on the plan of Columbia Avenue Residences I, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Columbia Avenue Residences I, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190123-0006678, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to 552 WESTBORO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LAWRENCE D. CURTIS and wife, HESTER B. CURTIS, of record in Instrument No. 20170627-0064386, dated June 26, 2017, said Register's Office.

Being further conveyed to 552 WESTBORO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from 552 WESTBORO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, to establish existing underlying lot lines, of record in Instrument No. 20170726-0075524, dated July 24, 2017, corrected by Scrivener's Affidavit of Correction of record in Instrument No. 20170809-0081534, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 091-13-1G-002.00-CO.

Matters shown on the Plan of record in Plat Book 1130, page 100, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20190123-0006678, said Register's Office.

This is improved property located at 6353 B Columbia Avenue Nashville TN 37209

Return to:

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2020.

552 Westboro, LLC

Richard W Scott, II Member

By: Richard W. Scott, II, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Richard W. Scott, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member (or other officer authorized to execute the instrument) of 552 Westboro, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 31st day of March, 2020.

Notary Public

SHIRA KINGERY
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

My Commission Expires: _____