Karen Johnson Davidson County
Batch# 384882 **DEEDWARR**
04/13/2020 02:51:14 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20200413-0038464

WARRANTY DEED

2020-1726

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st day of April, 2020.

(Affix Seal) Notary Public
My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Steven J. Eggart, Trustee of the Bo Horner Trust 900 Division Street Nashville, TN 37203	NEW OWNER	118.02-3A-002.00 CO

For and in consideration of the sum of TEN DOLLARS, 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, **Christopher Dawson**, **unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Steven J. Eggart, Trustee of the Bo Horner Trust, dated February 26, 2020**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Unit B, 814 HORNER AVENUE TOWNHOMES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20140908-082224, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher Dawson, an unmarried man from Build Nashville DB2, LLC from Echo Five, LLC, a Tennessee Limited Liability Company by Warranty Deed dated December 18, 2015 and recorded December 28, 2015 in Instrument #20151228-0129894, Register's Office for Davidson, Tennessee.

( ) unimproved
This is (X) improved property know as 814 B Horner Avenue, Nashville, TN 37204.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 1st day of April, 2020.

Christopher Dawson

State of Tennessee
County of Davidson

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

Witness my hand and official seal, this 1st day of April, 2020.

Notary Public
My Commission Expires: 6-24-2023

