39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 394488 **DEEDWARR**
05/01/2020 12:52:54 PM 2 pgs
Fees: $13.00 Taxes: $2,367.63

20200501-0045840

A-KW-20-2309D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $639,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/22
(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER
Elizabeth Murray Collins	~~New Owner~~ BBVA USA	
(NAME)	(NAME)	**083-04-1F-002.00-CO**
2309 D Carter Avenue	PO Box 10566	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham, AL 35296	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **2309 CARTER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH MURRAY COLLINS, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit 2, as established in Declaration of Covenants, Conditions and Restrictions for Carter Avenue Residences II, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180720-0071146 and amended in Instrument No 20200127-0009595, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Tomahawk Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Saundra G. Forrest, an unmarried woman of record in Instrument No. 20180319-0025721 Register's Office for Davidson County, Tennessee, dated March 16, 2018 and recorded on March 19, 2018.

Being a portion of the same property conveyed to 2309 Carter, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Tomahawk Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180720-0071144 Register's Office for Davidson County, Tennessee, dated July 18, 2018 and recorded on July 20, 2018.

This conveyance is subject to:
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20171117-0118046, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180720-0071146 and amendment 20200127-0009595, Register's Office for Davidson County, Tennessee.
- Shared Driveway Easement and Mutual Maintenance Agreement of record in Instrument Number 20180723-0071648, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Instrument Number 20190510-0044183 and 20190829-0087486, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20180801-0075404, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2309 D Carter Avenue, Nashville, Tennessee 37206**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30 DAY OF APRIL, 2020.

2309 Carter, LLC
BY: William Grones
William Grones
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared WILLIAM GRONES, 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 the AUTHORIZED AGENT of 2309 CARTER, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 29th of April, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212