G#32600-2

BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 399061 DEEDWARR
05/12/2020 10:49:33 AM 2 pgs
Fees: $13.00 Taxes: $2,102.34

20200512-0049076

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$568,200.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of May, 2020.

Notary Public

My commission expires: 9/7/22

(AFFIX SEAL)

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Matthew Restivo and Jill De Vis	**Quicken Loans, LLC**	**083 13 1 B 002 00 CO**
1203C Lillian Street	**P. O. Box 6577**	
Nashville, TN 37206-2930	**Carol Stream, IL 60197**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Cygnus Construction, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Restivo and Jill De Vis, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 2 on the Plan of The Homes at Fatherland and Lillian, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Homes at Fatherland and Lillian, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190319-0025009, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of The Homes at Fatherland and Lillian, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20190319-0025009, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Cygnus Construction, LLC, a Tennessee limited liability company, by Warranty Deed dated March 19, 2019, from Jacqueline M. O'Dell, an unmarried woman, of record in Instrument No. 20190320-0025246, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters on the Plan as set out on Exhibit "C" to the Declaration of Covenants appearing in Instrument No. 20190319-0025009, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Homes at Fatherland and Lillian, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190319-0025009, and ByLaws as appended thereto, and Attorney's Certificate of record in Instrument No. 20190325-0026855, Register's Office for Davidson County, Tennessee;

3) Charter for Fatherland and Lillian Townhomes Corporation, of record in Instrument No. 20190325-0026660, Register's Office for Davidson County, Tennessee;

4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8808, Page 819, Register's Office for Davidson County, Tennessee;

5) All matter shown on the Plan of record in Book 21, Page 147, said Register's Office; and,

6) Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.

This is improved property, known as: **1203C Lillian Street, Nashville, TN 37206-2930**.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 8th day of May, 2020.

Cygnus Construction, LLC, a Tennessee limited liability company

By: _____
Ashley Quinn, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Ashley Quinn,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a **Member** of **Cygnus Construction, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Ashley Quinn** as **Member.**

Witness my hand, at office at Nashville, Tennessee, this **8th** day of **May, 2020.**

_____
Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY