SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 404851 **DEEDWARRSP**
05/22/2020 11:37:51 AM 2 pgs
Fees: $13.00 Taxes: $1,309.43

20200522-0053443

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-15-2022

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nicholas Koblick, an unmarried man 1724 Delta Avenue Nashville, TN 37208	Navy Federal Credit Union 820 Follin Lane Vienna, VA 22180	081 08 3K 011.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), 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, **March Developments, LLC, a Tennessee limited liability company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Nicholas Koblick, an unmarried man,** hereinafter called Grantee(s), his heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 11, on the plan of The Artisan North Townhomes (formerly known as DELTA AVENUE TOWNHOMES), a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20180807-0077637, amended and restated in Instrument 20190823-0084867, and further amended in Instrument 20191122-0120723, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being a part of the same property conveyed to March Developments, LLC, a Tennessee limited liability company by Quitclaim Deed dated 03/29/2018, from 1720 Delta, LLC, a Tennessee limited liability company, of record in Instrument 20180402-0030170, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1724 Delta Avenue, Nashville, TN 37208

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 20th day of May, 2020.

March Developments, LLC

BY: _____
Sean Davidson, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sean Davidson, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Manager of March Developments, LLC , the within named bargainor, a limited liability company, and that he as such Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Sean Davidson as such Manager.

Witness my hand and official seal, this the 20th of May, 2020.

_____
Notary Public

My Commission Expires: 09/22/2021

(SEAL)

Alexis M. Cantrell
State of Tennessee Notary Public
Williamson County
My Commission Expires September 22, 2021