THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200527055** Karen Johnson Davidson County Batch# 415293 DEEDWARR 06/16/2020 08:53:30 AM 3 pgs Fees: $18.00 Taxes: $1,021.20 20200616-0061654	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $276,000.00. Affiant Subscribed and sworn to before me, this ~~4th~~ 5th day of June, 2020. Notary Public My Commission Expires: OCT 2 0 2020 KRISTEN M. TRAINI Notary Public SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner: Kathleen Sattele 315 Pullen Avenue Nashville TN 37207	Send Tax Bills To: Cardinal Financial Company 3701 Arco Corporate Drive Suite 200 Charlotte, NC 28273	Tax Information: Tax Parcel ID No. 071-11-0-159.00

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, **CMRTR Holdings, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathleen Sattele, single woman**, ("Grantees"), its 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 Westerly 50 feet of Lot No. 49 on the Plan of Trinity Heights Addition of record in Plat Book 161, Page 38, in the Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 49 fronts 50 feet on the Northerly side of Pullen Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to CMRTR Holdings, LLC by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20200203-0011973 Register's Office for Davidson County, Tennessee, dated January 30, 2020 and recorded on February 03, 2020.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 38,

Register's Office for Davidson County, Tennessee.

This is improved property located at 315 Pullen Avenue Nashville TN 37207

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 4th day of June, 2020.

CMRTR Holdings, LLC

BY: _____
Colby R. Rasmus

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Colby R. Rasmus, with whom I am personally acquainted, and who acknowledged himself to be the Sole Member of CMRTR Holdings, LLC the within named bargainer, and that they as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Sole Member.

Witness my hand, at office, this 4th day of June, 2020.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have ~~witnessed~~.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

