WARRANTY DEED

Karen Johnson Davidson County
Batch# 423019 DEEDWARR
06/22/2020 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,783.40
20200622-0066719

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $482,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF JUNE, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4-10-2022

DANIELLE CHANDLER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 10, 2022

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1860LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Will H. Amundson and Mikayla A. Amundson	New owner	
804 28th Avenue North B		092 06 0D 002.00
Nashville, TN 37208		

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, WE,

AVENUE 11 DEVELOPMENT LLC*

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

WILL H. AMUNDSON AND MIKAYLA A. AMUNDSON 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at 804 A & B 28th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 804 A & B 28th Avenue North, a Horizontal Property Regime, of record in Instrument No. 20180629-0063374, as amended in Instrument No. 20190416-0034526, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Avenue 11 Development, LLC, by Warranty Deed from Doug Betty, and Wife, Laura Betty, of record in Instrument No. 20181226-0124920, in the Register's Office of Davidson County, Tennessee, dated December 21, 2018 and recorded on December 26, 2018.

Being part of the same property conveyed to Doug Betty and Laura Betty, by Special Warranty Deed from Federal Home Loan Mortgage Corporation, of record in Instrument No. 20120412-0031272, in the Register's Office of Davidson County, Tennessee, dated April 03, 2012 and recorded on April 12, 2012.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lenacourt, as recorded in Plat Book 1835, Page(s) 8.
5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180629-0063374 and amended in Instrument No. 20190416-0034526.

This is improved property known as 804 28th Avenue North B, Nashville, TN 37208

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 my hand on the 18th day of June, 2020.

Avenue 11 Development, LLC

BY: _____ Member

S. Kurt Denny, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, S. KURT DENNY, MEMBER FOR AVENUE 11 DEVELOPMENT LLC, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 at Franklin, Tennessee, this 18th day of June, 2020.

_____
Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

My Commission Expires: 2-19-2024

True Copy Certification

I, Danielle Chandler, 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.

Danielle Chandler

State of Tennessee

County of Williamson

Personally appeared before me, Meaghan Spruill (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Meaghan G Spruill

Notary Signature

My commission Expires: 08/30/2021

Notary Seal (if on paper)

