THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200527436** Karen Johnson Davidson County Batch# 435480 DEEDWARR 07/10/2020 01:46:30 PM 3 pgs Fees: $18.00 Taxes: $6,160.50 20200710-0075603	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,665,000.00. Affiant Subscribed and sworn to before me, this 2nd day of July, 2020. Notary Public My Commission Expires: 3/13/2022 APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Kyle Timothy Mandsager and Ann Elizabeth Gage 217 La Vista Drive Nashville TN 37215	Send Tax Bills To: New Owners	Tax Information: Tax Parcel ID No. 131-05-0J-002.00-CO

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, **Thrive Signature Homes, LLC, a Georgia limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ann Elizabeth Gage and Kyle Timothy Mandsager, wife and husband** ("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 Unit 217, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 217 La Vista Drive, A Horizontal Property Regime with Private Elements of record as Instrument No. 20170912-0093205 and Amended in Instrument No. 20190503-0041695 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Thrive Signature Homes, LLC, a Georgia limited liability company by Warranty deed from Charles W. Cato II of record in Instrument No. 20170321-0027709 Register's Office for Davidson County, Tennessee, dated March 20, 2017 and recorded on March 21, 2017.

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.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170912-0093205 and First Amendment in Instrument No. 20190503-0041695, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of record in Instrument Number 20170912-0093204, 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.

This is improved property located at 217 La Vista Drive Nashville TN 37215

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 2nd day of July, 2020.

Thrive Signature Homes, LLC

By: Christopher Rudd as Member of The Thrive Group, LLC, which is the sole Member of Thrive Signature Homes, LLC

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Christopher Rudd, 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 The Thrive Group, LLC, which is the sole Member of Thrive Signature Homes, a Georgia Limited Liability Company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand and Seal this 2nd day of July, 2020.

Notary Public
My commission expires:

JAMES M. EXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY