WARRANTY DEED

Karen Johnson Davidson County
Batch# 438244 **DEEDWARR**
07/15/2020 11:55:07 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20200715-0077465

A-CT-20-809

WILLIAM E GRONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03/07/2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Jonathan Conley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13 DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathan Clifton Conley	**CapStar Bank**	
(NAME) **809 21st Ave N**	(NAME) **2002 Richard Jones Road, Suite A300**	**092-07-0D-002.00CO**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRANT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN CLIFTON CONLEY, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, Claiborne at 21st Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restriction for Claiborne at 21st Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161214-0131149, 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 21st Avenue North, LLC, a Tennessee Limited Liability Company by Special Warranty deed from Felicia A. Pratt and Myles Owens, IV of record in Instrument No. 20160517-0049289 Register's Office for Davidson County, Tennessee, dated May 17, 2016 and recorded on May 17, 2016.

Being a portion of the same property conveyed to Grant Ventures, LLC, a Tennessee Limited Liability Company by Quitclaim deed from 21st Avenue North, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171004-0101824 Register's Office for Davidson County, Tennessee, dated September 22, 2017 and recorded on October 04, 2017.

This conveyance is subject to:
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20161214-0131149, Amendment No. 1 recorded in Instrument No. 20191108-0115831, 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.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **809 21st Ave North, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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/our hand(s) this the 13 DAY OF JULY, 2020.

Grant Ventures, LLC, a Tennessee Limited Liability Company

BY: Louise Gilchrist Grant, Member
Louise Gilchrist Grant
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOUISE GILCHRIST GRANT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of GRANT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of July, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212