WARRANTY DEED

Karen Johnson Davidson County
Batch# 438290 DEEDWARR
07/15/2020 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20200715-0077524

A-C-20-807

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson BS

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/22 (AFFIX SEAL)

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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)
Lance Garrison	~~New Owner~~ BS United Community Bank	
(NAME)	(NAME)	
807 21st Ave	PO Box 1670	**092-07-0D-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Blairsville, GA 30514	
(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, 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 **LANCE GARRISON, A SINGLE MAN,** 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 A, 811 21st Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 811 21st Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161214-01331149 and amended in Instrument No. 20191108-0115831, in the Registers 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 21 st 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 October 03, 2017 and recorded on October 04, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 96 and Plat Book 161, Page 123, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20161214-0131149 and amended in Instrument No. 20191108-0115831, 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
- Master Deed establishing a Horizontal Property Regime of 811 21st Avenue Townhomes of record in Instrument Number Instrument Number 20161214-0131149 and amended in Instrument No. 20191108-0115831, Register's Office for Davidson County, Tennessee.
- Possible right of railroad to increase its right-of-way to the full extent of its charter.
- 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: **807 21st Ave, 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 15 DAY OF JULY, 2020.

Grant Ventures, LLC, a Tennessee limited liability company

BY: _____

Will Grones
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared WILL GRONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of GRANT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 15th of July, 2020.

_____

Notary Public
My Commission Expires: 10-2-23
(SEAL)



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

True Copy Certification

I, **Nick Harris**, 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 Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY