WARRANTY DEED

Karen Johnson Davidson County
Batch# 441136 DEEDWARR
07/21/2020 09:45:52 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20200721-0079855

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON MB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Charles E. Robinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF July 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C-ROB Investments, LLC	C-ROB Investments, LLC	
(NAME)	(NAME)	
903 Potter Lane	112 Chesapeake Ct.	083-12-0-136.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **UPTOWN BUILDERS I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **C-ROB INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 165 on the Plan of Section Five, Rosewood Heights of record in Plat Book 2331, Page 39, 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 the same property conveyed to Grady L. Allen and wife, Beatrice Allen by Warranty deed from Roy L. Alderson and son Jerry D. Alderson of record in Book 4951, page 57, Register's Office for Davidson County, Tennessee, dated September 04, 1975 and recorded on September 15, 1975. Beatrice Allen having since died on April 25, 2017, leaving Grady L. Allen as sole surviving Tenant by the Entirety.

Being the same property conveyed to Uptown Builders I, LLC by Warranty deed from Grady L. Allen of record in Instrument No. 20190311-0021668 Register's Office for Davidson County, Tennessee, dated March 08, 2019 and recorded on March 11, 2019. (Value of consideration shown in aforementioned deed $267,800.00.) Being also known as 903 Potter Lane Nashville, Tennessee 37206.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 903 Potter Lane, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 this 20th day of July, 2020

UPTOWN BUILDERS I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

L. ED GAW, JR., MANAGING MEMBER

BY: _____

DOUG LACKEY, MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared L. Edward Gaw, Jr, and Douglas K. Lackey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged themselves to be Managing Members of UPTOWN BUILDERS I, LLC, the within named bargainor, a limited liability company, and that they as such Managing Members executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves as Managing Members.

Witness my hand and official seal this 20th day of July, 2020.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

_____
Notary Public