Karen Johnson Davidson County
Batch# 449538 DEEDWARR
08/04/2020 12:43:40 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20200804-0086150

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2020.

Notary Public

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

My commission expires: 07/09/24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sarah J. Savage	Summit Funding, Inc.	072-13-2D-001.00-CO
1029A Cahal Avenue	2241 Harvard St. Ste. 200	
Nashville, TN 37206	Sacramento, CA 95815	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALTA CONSTRUCTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH J. SAVAGE, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. A, Cahal 1029, as shown in the Declaration of Covenants, Conditions, and Restrictions for Cahal 1029, a Horizontal Property Regime with Private Elements, referenced therein as Exhibit "B", of record in Instrument No. 20190520-0047025, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Deborah Faulkner, Trustee of the Deborah Faulkner Trust dated August 1, 2001 by Warranty deed from Zelbert Dickson Brady, married of record in Instrument No. 20110726-0057055 Register's Office for Davidson County, Tennessee, dated July 25, 2011 and recorded on July 26, 2011.

Report of Sale recorded on June 26, 2018, recorded in Instrument No. 20180626-0061375.

Final Decree Confirming Sale recorded on October 19, 2018, recorded in Instrument No. 20181019-0104066.

Decree of Redemption recorded on January 14, 2019, in Instrument No. 20190114-0003610.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 20-RU-10294

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty deed from Deborah Faulkner, Trustee of The Deborah Faulkner Trust dated August 1, 2001 of record in Instrument No. 20190125-0007697 Register's Office for Davidson County, Tennessee, dated January 23, 2019 and recorded on January 25, 2019.

Being the same property conveyed to Alta Constructors, LLC, a Tennessee limited liability company by Warranty deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20190201-0009664 Register's Office for Davidson County, Tennessee, dated January 23, 2019 and recorded on February 01, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1029A Cahal Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of July, 2020.

Alta Constructors, LLC, a Tennessee Limited Liability Company

By: _____
Andy Neuman, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andy Neuman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of Alta Constructors, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29th day of July, 2020.

_____
Notary Public

My Commission Expires: 5-2-22

