This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite 130
Hendersonville, TN 37075
File Number: 9-8439-TH

Karen Johnson Davidson County
Batch# 465387 **DEEDWARR**
08/27/2020 10:29:26 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20200827-0097228

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of August, 2020.

Notary Public
My Commission Expires: _____

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bradley Bacon Larry Bacon 1303 B LITTON AVE NASHVILLE, TN 37216	Atlantic Union Bank 1800 Robert Fulton Drive Suite 350 Reston, VA 20191	072 10 0 033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **M7 Properties, a Tennessee Partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bradley Bacon and Larry Bacon, joint tenants with right of survivorship**, 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. B on the Plan of Homes at 1303 Litton Avenue, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 1303 Litton Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190924-0096873, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Homes at 1303 Litton Avenue shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20190924-0096873, Register's Office for Davidson County, Tennessee for a more complete identification and description of said Unit.

Being part of the same property conveyed to M7 Properties, by Quitclaim Deed from Michael Payne and Michele Corlew, of record in Instrument No. 20191007-0102602, in the Register's Office of Davidson County, Tennessee, dated October 03, 2019 and recorded on October 07, 2019.

Being part of the same property conveyed to Michael Payne and Michele Corlew, tenants in common with rights of survivorship, by Warranty Deed from Marguerite Pride Southall, unmarried, of record in Instrument No. 20190508-0042950, in the Register's Office of Davidson County, Tennessee, dated May 07, 2019 and recorded on May 08, 2019.

Being part of the same property conveyed to Marguerite Pride Southall, a divorced woman by Quitclaim Deed from Thomas Pride and wife, Elizabeth Pride and Mary Louise Pride, of record in Book 8311, Page 438, in the Register's Office of Davidson County, Tennessee, dated February 09, 1996 and recorded on March 18, 1996.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-8B C-20-1303B

Being part of the same property conveyed to Thomas Pride and wife, Elizabeth Pride and Mary Louise Pride by Warranty Deed from Jessie Mai Cashdollar Hemmerly, Executric, of the Estate of Settie Florence Brewster Cashdollar, of record in Book 3832, Page 997, in the Register's Office of Davidson County, Tennessee, dated November 11, 1964 and recorded on November 16, 1964.

This is ☒ improved or ☐ unimproved property located at: **1303 Litton Avenue, B, Nashville, TN 37216**
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This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 24th day of August, 2020.

GRANTOR:

M7 Properties, a Tennessee Partnership

By: _____
Mike Payne, Partner

By: _____
Michele Corlew, Partner

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared Mike Payne and Michele Corlew, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be a partners of M7 Properties, a Tennessee Partnership, the within named bargainor(s), a partnership, and that they as partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the names of the partnership by themselves as partners.

WITNESS my hand and seal at office this 24th day of August, 2020.

TRACY HORNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

_____
Notary Public
My Commission expires: 2/27/24