Karen Johnson Davidson County
Batch# 476889 DEEDWARR
09/16/2020 11:02:12 AM 2 pgs
Fees: $13.00 Taxes: $1,701.63
20200916-0105728

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $459,900.00

Jan Derson
Affiant

Subscribed and sworn to before me this 11th day of September, 2020.

Ashley Schad
Notary Public
My commission expires: _____

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John Michael Powers 2212-B 14th Avenue North Nashville, TN 37203	New Owner	081-03-1S-002.00-CO

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Modern Homes, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **John Michael Powers, an single man** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit B on the Modern Homes at 2212, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Modern Homes at 2212, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20191107-0115257, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions, and Regulations imposed upon and relating to the Units, Property, Co-Owners, and Tenants of Modern Homes at 2212, a Horizontal Property Regime with Private Elements contained in said Declaration the Plat file and Exhibit "B" to said Declaration appearing in Instrument No. 20191107-0115257 and By-Laws appended there to as Exhibit "C" said Register's Office are incorporated hereby and made a part the same as though copied herein for a more complete identification and description.

Being part of the same property conveyed to Modern Homes, LLC, a Limited Liability Company, by deed from Clarence Summey, a married person, of record in Instrument No. 20190710-0067306, Register's Office for Williamson County, Tennessee, and dated July 5, 2019.

This conveyance is made subject to the following:

1. By-Laws of Modern Homes at 2212 of record in Instrument No. 20191107-0115257 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20191107-0115257 in the official records of the Davidson County Register of Deeds.

3. All matters appearing on the plan of Modern Homes at 2212 of record in Instrument No. 20191107-0115257 Register's Office for Davidson County, Tennessee.

This property is improved property known as 2212-B 14th Avenue North, Nashville, TN 37203

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 11th day of September, 2020.

Modern Homes, LLC, a Tennessee Limited Liability Company

By: _____
Majic Salim, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____ of the state and county mentioned, personally appeared Majic Salim, 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 Sole Member of Modern Homes, LLC, the within named bargainor, a Limited Liability Company, and that such Majic Salim as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Brentwood TN, this 11th day of September, 2020.

_____
Notary Signature

My commission expires: 2/12/23