WARRANTY DEED

Karen Johnson Davidson County
Batch# 477076 DEEDWARR
09/16/2020 02:13:47 PM 2 pgs
Fees: $13.00 Taxes: $1,476.30

20200916-0105980

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

File No. HTF18-060784

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karin Balsley	new owner	
(NAME) **1227 N 5th St**	(NAME)	**071-16-0C-004.00-CO**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NINETY-TWO THOUSAND, FIVE HUNDRED DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HENRY HILL, UNMARRIED AND MALLORY SWAIN, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KARIN BALSLEY, A MARRIED WOMAN** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee being Unit 4, Mile End Crossing, a Horizontal Property Regime With Private Elements, as Established by Declaration of Covenants, Conditions, and Restrictions, as shown on plat of record in Instrument No. 20160803-0080490, as amended at Instrument No. 20171129-0121934, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for more particular description of said property.

Being the same property conveyed to Henry Hill, unmarried man and Mallory Swain, unmarried woman, as joint tenants with right of survivorship by Warranty deed from D225, LLC, a Tennessee limited liability company of record in Instrument No. 20180130-0009370 Register's Office for Davidson County, Tennessee, dated January 26, 2018 and recorded on January 30, 2018.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same unencumbered, unless 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 GRANTEES, its 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

This is ( ) **unimproved (X) improved** property known as: 1227 N 5th St., Nashville, TN 37207

Witness my/our hand (s) this the **31st** day of **August, 2020.**

Henry Hill

Mallory Swain

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 31st day of August, 2020, before me personally appeared Henry Hill and Mallory Swain, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of August, 2020.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-SB-VRES-20-1227