Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

15070

39-B
File #20-1463

Karen Johnson Davidson County
Batch# 489958 DEEDWARR
10/06/2020 11:15:02 AM 2 pgs
Fees: $13.00 Taxes: $1,951.75

20201006-0115638

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **CNC Holdings, LLC, a Kentucky limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bulldog Investments, LLC,** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 7, as shown on Exhibit A1 for Metro North, a Horizontal Property Regime with Private Elements, of record in Inst. No. 20170410-0035027, as amended in Inst. No. 20180621-0060111 and Inst. No. 20180723-0071653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to CNC Holdings, LLC, a Kentucky limited liability company by deed from Domus Builders, LLC, dated July 26, 2019, of record in Inst No. 20190805-00775467, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 2120 9th Avenue North, Nashville, TN 37208.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

**NEW OWNER:**
**Bulldog Investments, LLC**
**2120 9th Avenue North**
**Nashville, TN 37208**

**RESPONSIBLE FOR TAX PAYMENT**
Fisher National Bank
1710 S. Neil
Champaign, IL 61820

**TAX MAP-PARCEL #:**
**081-03-4A-007.00**

**WITNESS THE EXECUTION HEREOF** this 29th day of September, 2020.

**CNC Holdings, LLC, a Kentucky limited liability company**

Authorized Agent

**By: Benjamin Caudill, Authorized Agent**

**State of Tennessee )**
**County of Davidson )**

On this 29th day of September, 2020, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Benjamin Caudill, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is an Authorized Agent of CNC Holdings, LLC and that he is authorized to execute this instrument, and that he has executed this instrument on behalf of CNC Holdings, LLC as Authorized Agent.

Notary Public

My Commission Expires: 3/8/22

ANGELA V. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 527,500.00.**

Affiant

Sworn and subscribed before me on this the 2nd day of October, 2020.

Notary Public

My Commission Expires: _____

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022