WARRANTY DEED

Karen Johnson Davidson County
Batch# 494013 **DEEDWARR**
10/12/2020 03:01:34 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20201012-0118398

O-VRES-20-1539

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William G. Paine and Kristin E. Ware	**New Owner**	
(NAME)	(NAME)	**051-10-0J-014.00-CO**
3927 Drakes Branch Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM G. PAINE AND KRISTIN E. WARE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit 14, as established in Declaration of Covenants, Conditions and Restrictions for Homes at The Briar, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190211-0012787, as amended at Instrument Nos. 20190305-0020002 and 20190306-0020312, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to North by Northeast Development, LLC, a Tennessee limited liability company by Warranty deed from John Donelson IV, unmarried of record in Instrument No. 20161108-0118348 Register's Office for Davidson County, Tennessee, dated November 07, 2016 and recorded on November 08, 2016.

Being a portion of the same property conveyed to Arty, LLC, LLC, a Tennessee Limited Liability Company by Warranty deed from North by Northeast Development, LLC, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181022-0104664 Register's Office for Davidson County, Tennessee, dated October 11, 2018 and recorded on October 22, 2018.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 37, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160923-0100748, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 1512, Page 544, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20160923-0100747, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190211-0012787, as amended at Instrument Nos. 20190305-0020002 and 20190306-0020312, Register's Office for Davidson County, Tennessee
- Metro Water Services Letter of Responsibility of record in Instrument Number 20190430-0039838, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1539 Royal Street, Madison, Tennessee 37115**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Witness my/our hand(s) this the 7th DAY OF OCTOBER, 2020.

ARTY, LLC

BY:_____
Ryan Stringfellow
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared RYAN STRINGFELLOW, 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 the MEMBER of ARTY, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as MEMBER.

Witness my hand and official seal, this the 7th of October, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212