WARRANTY DEED

State of Tennessee

County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th day of October, 2020.

Notary Public

My Commission Expires: 07/09/24

(Affix Seal)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

2020-1913

Karen Johnson Davidson County
Batch# 506680 DEEDWARR
11/02/2020 10:21:04 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20201102-0127683

THIS INSTRUMENT WAS PREPARED BY and ~~PLEASE RETURN TO:~~
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W SB AAP 20-605

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Morgan Skylar Droke 605 Snyder Avenue Nashville, TN 37209	NEW OWNER	091.10-0M-004.00 CO

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, I/we, **Andrew Bowden**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Morgan Skylar Droke, single man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit D, on the Plan of Robertson Avenue Townhomes, a Horizontal Property Regime with Private Elements attached as Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions for Robertson Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161122-0123201 as amended by The First Amendment To The Declaration Of Covenants, Conditions and Restrictions For Robertson Avenue Townhomes A Horizontal Property Regime With Private Elements of record in Instrument # 20171229-0132412, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Andrew Bowden from Nuck & Beal, LLC, a Tennessee limited liability company by Warranty Deed dated January 8, 2018 and recorded January 23, 2018 in Instrument #20181023-0007033, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is ( ) improved property know as 605 Snyder Avenue, Nashville, TN 37209.

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, the GRANTORS, 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 that 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, 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 26th day of October, 2020.

Andrew Bowden

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Andrew Bowden, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this 26th day of October, 2020.

Notary Public
My Commission Expires: 6-24-2023

