WARRANTY DEED

Karen Johnson Davidson County
Batch# 508259 DEEDWARR
11/03/2020 11:12:34 AM 2 pgs
Fees: $13.00 Taxes: $1,735.30

20201103-0128461

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,000.00.

M. Spitznagle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2020.

J Anderson
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brody Christopher Greer	Farmington Mortgage, a Division of CapStar Bank	Parcel ID: 072 06 1H 001.00
(NAME) 929 Elvira Avenue, A	(NAME) 2002 Richard Jones Road, Ste. 300A	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christopher D. Robison, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brody Christopher Greer, a married man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Townhomes at 929 Elvira Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Townhomes at 929 Elvira Avenue, a Horizontal Property Regime, of record in Instrument No. 20160617-0061614, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Christopher D. Robison, an unmarried man, by Warranty Deed from Hannah Craft, LLC, a Tennessee limited liability company, of record in Instrument No. 20180411-0034066, in the Register's Office of Davidson County, Tennessee, dated April 06, 2018 and recorded on April 11, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 929 Elvira Avenue, A, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 30TH day of October, 2020

Christopher D. Robison

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Christopher D. Robison,** an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2020.

Notary Public

My Commission Expires: September 16, 2023

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2023
RUTHERFORD COUNTY