Karen Johnson Davidson County
Batch# 512821 DEEDWARR
11/10/2020 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,174.75
20201110-0132069

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $317,500.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF NOVEMBER 2020. NOTARY PUBLIC MY COMMISSION EXPIRES 3/2/21

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-7691B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Scott Bannach and Christa Falte	Better Mortgage	063-08-0P-002.00-CO
313 Capital St	2704 Alt 19 North	
Old Hickory, TN 37138	Palm Harbor, FL 34683	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CAPITAL DEVELOPMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SCOTT BANNACH AND CHRISTA FALTE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit 313 of the 311 – 313 Capital Street, a horizontal property regime with private elements, created under Title 66, Section 27- 101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 311 – 313 Capital Street of record in Instrument No. 20200212-0016157, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 311 – 313 Capital Street, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20200212-0016157, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being a portion of the same property conveyed to Capital Development Partners, LLC, a Tennessee Limited Liability company by Quitclaim deed from On the Horizon Homes, LLC, a Nevada Limited Liability Company of record in Instrument No. 20200228-0022324 Register's Office for Davidson County, Tennessee, dated February 27, 2020 and recorded on February 28, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 313 Capital St, Old Hickory, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 5th day of October, 2020.

Capital Development Partners, LLC

BY: Mark Locher Member

Mark Locher, Member

BY: On the Horizon Homes, LLC

Mark Locher Auth Agt

Mark Locher, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mark Locher**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member (or other officer authorized to execute the instrument) of Capital Development Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of November 2020.

Sondra Brown

Notary Public

Sondra Brown State of Tennessee Notary Public Davidson County

My Commission Expires: 4/25/2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mark Locher**, in his capacity as Authorized Agent of On the Horizon Homes, LLC, a Tennessee limited liability company, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged On the Horizon Homes, LLC as being a Member (or other officer authorized to execute the instrument) of Capital Development Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that he, in such capacity, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of November 2020.

Sondra Brown

Notary Public

Sondra Brown State of Tennessee Notary Public Davidson County

My Commission Expires: 4/23/2024

File #: 20-7691B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 160

Brentwood, TN 37027

True Copy Certification

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY