WARRANTY DEED

Karen Johnson Davidson County
Batch# 514035 DEEDWARR
11/10/2020 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,108.15
20201110-0132634

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $299,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6TH DAY OF NOVEMBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-7618RG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ian Thomas Hall and Hannah Kate Hall	Ian Thomas Hall and Hannah Kate Hall	063-08-0P-001.00-CO
311 Capital Street	311 Capital Street	
Old Hickory, TN 37138-2407	Old Hickory, TN 37138-2407	

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

IAN THOMAS HALL AND HANNAH KATE HALL, HUSBAND AND WIFE

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 311 of Exhibit "B," as attached to the Declaration of Covenants, Conditions, and Restrictions for 311-313 Capital Street, A Horizontal Property Regime with Private Elements, of record at Instrument Number 20200212-0016157, as amended in Instrument No. 20200903-0100267, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being 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 311 Capital Street, Old Hickory, TN 37138-2407

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 6th day of November 2020.

Capital Development Partners, LLC

BY: _____

Mark Locher, Member

BY: On the Horizon Homes, LLC

_____

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 6th day of November 2020.

_____

Notary Public

My Commission Expires: 10-23-2023

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-23-2023

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 6th day of November 2020.

_____

Notary Public

My Commission Expires: 10-23-2023

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-23-2023

File #: 20-7618RG

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 160

Brentwood, TN 37027

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY