RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014265

Karen Johnson Davidson County
Batch# 523404 DEEDWARR
12/02/2020 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,833.83
20201202-0139972

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2020.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Avila and David Scott Schallhorn 134 Marshall Court Nashville, TN, 37212	Same address as new owner	105-01-3N-001.00

FOR AND IN CONSIDERATION of the sum of Seven Hundred Sixty Five Thousand Nine Hundred and 00/100 Dollars ($765,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CITY HOUSE CONSTRUCTION, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROBERT AVILA AND DAVID SCOTT SCHALLHORN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1 of City House One, a Horizontal Property Regime with Private Elements, as shown in Master Deed as Exhibit "B" of Instrument #20191029-0110971, as amended in Instrument #20191216-0129673, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to City House Construction, LLC from Sound Builders, Inc., aka Sound Builders, by Quitclaim Deed dated August 19, 2019 and recorded August 29, 2019 in Instrument #20190829-0087480, said Register's Office.

Being a portion of the same the same property conveyed to Sound Builders from Alexander D. Heddle by Warranty Deed dated May 17, 2019 and recorded June 17, 2019 in Instrument #20190617-0058283, said Register's Office.

Being a portion of the same property conveyed to Alexander Heddle from Nick Dorroll by Warranty Deed dated April 29, 2014 and recorded May 2, 2014 in Instrument #20140502-0037070, said Register's Office.

The address of the herein described property is believed to be 134 Marshall Court,

Nashville, TN 37212, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of November, 2020.

David Webber

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson SP

On this the 19th day of November, 2020, before me, appeared David Webber, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of City House Construction, LLC, a Tennessee Limited Liability Company, and that said instrument was signed on behalf of said City House Construction, LLC and said officer acknowledged said instrument to be the free act of deed of City House Construction, LLC.

WITNESS my hand and seal, this the 19th day of November, 2020.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022