RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014648

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-DB2014

Karen Johnson Davidson County
Batch# 524825 DEEDWARR
12/04/2020 02:25:40 PM 2 pgs
Fees: $13.00 Taxes: $943.50

20201204-0141319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2020.

NOTARY PUBLIC

My commission expires: 7/9/24

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

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
Central Coast Properties, LLC 837 Russell Dr. Nashville, TN 37209	NEW OWNER	105-04-0-129.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Five Thousand and 00/100 Dollars ($255,000.00), 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, **CENTRAL COAST PROPERTIES, LLC**, 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 Lot No. 18 on the Plan of Trimble's Addition to South Nashville of record in Plat Book 57, page 53, 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 City House Construction, LLC, a Tennessee limited liability company from Vision One Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated 03/01/2019 and recorded 03/05/2019 in Instrument No. 20190305-0019839, Register's Office of said County.

Being the same property conveyed to Vision One Properties, LLC, a Tennessee limited liability company from Danny Dunlap, unmarried by Warranty Deed dated 11/15/2017 and recorded 11/20/2017 in Instrument No. 20171120-0118651, Register's Office of said County.

The address of the herein described property is believed to be 14 Shepard Street, Nashville, TN 37210, 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 are being paid at closing.

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 30th day of November, 2020.

CITY HOUSE CONSTRUCTION, LLC

BY: David Webber
Its: Authorized Member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson SP

Personally appeared before me, a Notary Public, of said County and State, David Webber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be Authorized Member of City House Construction, LLC Builders the within named bargainor and that he as such Authorized Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Authorized Member.

WITNESS my hand and seal, this the 30th 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: _____