WARRANTY DEED

Karen Johnson Davidson County
Batch# 531099 **DEEDWARR**
12/11/2020 11:32:22 AM 2 pgs
Fees: $13.00 Taxes: $1,112.02

20201211-0145526

Y-SB-BR-20-1518

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,545.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven P. Greenwell	**New Owner**	
(NAME)	(NAME)	**051-10-0J-002.00-CO**
1518 Royal Street		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ARTY, LLC, LLC A TENNESSEE LIMITED LIABILITY COMPANY, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN P. GREENWELL, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit No. 12, as established in Declaration of Covenants, Conditions and Restrictions for Homes at The Briar, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190211-0012787, as amended at Instrument Nos. 20190305-0020002 and 20190306-0020312, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to North By Northeast Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Energi Homes, GP, a Tennessee General Partnership of record in Instrument No. 20160808-0082474 Register's Office for Davidson County, Tennessee, dated July 22, 2016 and recorded on August 08, 2016.

Being a portion of the same property conveyed to North by Northeast Development, LLC, a Tennessee limited liability company by Warranty deed from John Donelson IV, unmarried of record in Instrument No. 20161108-0118348 Register's Office for Davidson County, Tennessee, dated November 07, 2016 and recorded on November 08, 2016.

Being a portion of the same property conveyed to Arty, LLC, LLC A Tennessee limited liability Company by Warranty deed from North by Northeast Development, LLC of record in Instrument No. 20181022-0104664 Register's Office for Davidson County, Tennessee, dated October 11, 2018 and recorded on October 22, 2018. .

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 37, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20190211-0012787, as amended at Instrument Nos. 20190305-0020002 and 20190306-0020312, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1512, Page 544, in the Register's Office for Davidson County, Tennessee.
- Metro Water Services Letter of Responsibility of record in Instrument Number 20190430-0039838, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1518 Royal Street, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 applicab e to all genders.

Witness my/our hand(s) this the 4th DAY OF DECEMBER, 2020.

Arty, LLC, LLC A Tennessee limited liability Company

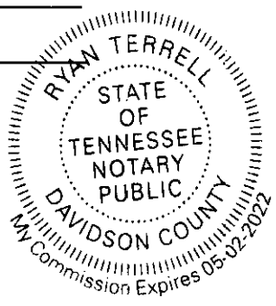
BY: _____
Nathan Weinberg
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN WEINBERG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of ARTY, LLC, LLC A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of December, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212