THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131627** Karen Johnson Davidson County Batch# 552857 **DEEDWARR** 01/12/2021 12:12:34 PM 2 pgs Fees: $13.00 Taxes: $2,090.13 20210112-0005391	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $564,900.00. Affiant Subscribed and sworn to before me, this 8th day of January, 2021. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Bridget McKinney and Patrick Simmons 503 Nall Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 090 12 1A 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Becanni LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bridget McKinney, unmarried and Patrick Simmons, unmarried, as joint tenants with rights of survivorship,** , ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1, on the plan of The Becanni, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Becanni, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20191212-0128228, as amended in Instrument Nos. 20200117-0006311, 20200710-0075567 and 20201104-0129388, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to The Becanni, LLC, a Tennessee limited liability company, by Quit Claim Deed of Consolidation from The Becanni, LLC, a Tennessee limited liability company, of record in Instrument No. 20191010-0104203, in the Register's Office of Davidson County, Tennessee, dated October 08, 2019 and recorded on October 10, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdition of Lot No. 21 in Subdivision of The B.F. Cockrill Farm, as recorded in Plat Book 332, Page(s) 58.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20191212-0128228, as amended in Instrument Nos. 20200117-0006311, 20200710-0075567 and 20201104-0129388.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180924-0094251.

Easement for Temporary Construction, recorded in Instrument No. 20200929-0112356.

Agreement as set forth in instrument recorded in Instrument No. 20191030-0111315.

This is improved property located at 503 Nall Avenue, Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of January, 2021.

The Becanni, LLC

BY: _____, Agent
Will Chapman, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Will Chapman, with whom I am personally acquainted, and who acknowledged themselves to be Authorized Agent of The Becanni, LLC, the within named bargainer, and that they as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Authorized Agent.

Witness my hand, at office, this 8th day of January, 2021.

_____
Notary Public
My Commission Expires: _____