WARRANTY DEED

Karen Johnson Davidson County
Batch# 553758 DEEDWARR
01/13/2021 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,183.82
20210113-0006048

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $319,950.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF JANUARY, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/9/22

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-8195H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Morgan Webb Grosch and Oliver Blake Grosch	Everett Financial Inc, D/B/A Supreme Lending	063-08-0Q-002.00-CO
317 Capital St	14801 Quorum Drive, Suite 300	
Old Hickory, TN 37138	Dallas, TX 75254	

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

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MORGAN WEBB GROSCH AND OLIVER BLAKE GROSCH, 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 317, of 315-317 Capital Street, as show on Exhibit "B," as attached to the Declaration of Covenants, Conditions, and Restrictions for 315-317 Capital Street, a Horizontal Property Regime with Private Elements, of record at instrument Number 20200212-0016158, 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 On the Horizon Homes, LLC, a Nevada Limited Liability Company by Warranty Deed from Maurice Sanders, Jamaal Sanders, Mildred Sanders Buford, Jessie M. Sanders, and Annie Sanders White of record in Instrument No. 20191127-0122924 Register's Office for Davidson County, Tennessee, dated November 25, 2019 and recorded on November 27, 2019.

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. 20200228-0022325 Register's Office for Davidson County, Tennessee, dated February 27, 2020 and recorded on February 28, 2020.

Being also known as 317 Capital St Old Hickory, Tennessee 37138.
Property address being provided for informational purpose only.

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 317 Capital St, Old Hickory, TN 37138

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.

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 1044428

Witness my hand on the 12th day of January, 2021.

Capital Development Partners, LLC

BY: Mark Locher

Mark Locher, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 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 Mark Locher as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of January, 2021.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 20-8195H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 160

Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

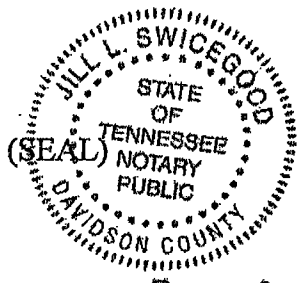
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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