Prepared by:
Record and Return to:
Chapman & Rose[illegible] Title, Inc.
1620 Westgate [illegible] Suite 150
Brentwood, TN 37027

Warranty Deed

Karen Johnson Davidson County Batch# 556007 DEEDWARR 01/19/2021 11:41:38 AM 2 pgs Fees: $13.00 Taxes: $3,807.30 20210119-0007763	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,029,000.00. Affiant Subscribed and sworn to before me, this the 14th day of January, 2021. Notary Public My commission expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matthew John Cronin Carolyn Marie Bush	New Owner(s)	083-13-0-051.00
211 South 13th Street	New Owner	
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BETHESDA CONSTRUCTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW JOHN CRONIN AND CAROLYN MARIE BUSH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Northerly 50 feet of the Southerly 100 feet of the Westerly 160 feet of Lot No. 1 on the Plan of Spring Park of record in Plat Book 57, Page 134, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Easterly margin of 13th Street, formerly Ann Street, at a point 50 feet Northerly from the Northerly margin of Fatherland Street, formerly Hobson Street; thence with the Easterly margin of 13th Street, Northerly 50 feet; thence Easterly parallel with Fatherland Street, 160 feet to the Westerly margin of an alley; thence with the Westerly margin of said alley, Southerly 50 feet; thence Westerly 160 feet to the beginning.

Being the same property conveyed to David P. Culbertson, Jr. and Jennifer Smith, husband and wife by Warranty deed from Adam Harrell, married of record in Instrument No. 20180717-0069582 Register's Office for Davidson County, Tennessee, dated July 16, 2018 and recorded on July 17, 2018.

Being the same property conveyed to Bethseda Construction, LLC, a Tennessee limited liability company by Warranty deed from David P. Culbertson, Jr. and wife, Jennifer Culbertson, formerly known as Jennifer Smith of record in Instrument No. 20190925-0097547 Register's Office for Davidson County, Tennessee, dated September 20, 2019 and recorded on September 25, 2019.

Note Scrivener's of record in Instrument No. 20210119-0007762
correcting Bethseda Construction, LLC to Bethesda Construction, LLC.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 211 South 13th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of January, 2021.

Bethesda Construction LLC, a Tennessee Limited Liability Company

By: _____
William Reynolds Greenleaf, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Reynolds Greenleaf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member of Bethesda Construction, LLC , a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 14th day of January, 2021.

_____
Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021