Karen Johnson Davidson County
Batch# 567716 DEEDWARR
02/04/2021 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20210204-0016003

WARRANTY DEED

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: AGL-20-2416B

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George French	Guaranteed Rate, Inc.	092 02 0L 002.00 CO
(NAME)	(NAME)	
2416B Albion Street Nashville, TN 37208	3940 N Ravenswood Chicago, IL 60613	
(ADDRESS)	(ADDRESS)	

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, I/WE, **MUSTARD SEED LIVING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **GEORGE FRENCH, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at Albion St, a Horizontal Property Regime, of record in Instrument Number 20191231-0135018, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Mustard Seed Living, LLC, a Tennessee limited liability company,, by Warranty Deed from Teresa D. Edwards, dated October 11, 2018, recorded October 12, 2018, in Instrument No. 20181012-0101482, in the Register's Office of Davidson County, Tennessee. Further being part of the same property conveyed to Mustard Seed Living, LLC, a Tennessee limited liability company, by Quitclaim Deed for Separation of Tax Parcels from Mustard Seed Living, LLC, a Tennessee limited liability company, dated December 31, 2019, recorded December 31, 2019, in Instrument No. 20191231-0135016, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 2416B Albion Street, Nashville, TN 37208
(House Number) (Street) (City or Town) (State) (Postal Zip)

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, 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 applicable to all genders.

Witness my/our hand(s) this 29th day of January, 2021

Mustard Seed Living, LLC, a Tennessee Limited Liability Company

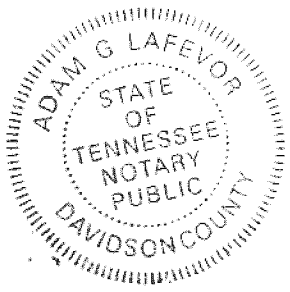
By: _____
DaJuana Toran, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared DaJuana Toran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Mustard Seed Living, LLC, the within named bargainor, a Limited Liability Company, and that such DaJuana Toran as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, this 29th day of January, 2021.

_____
Notary Signature
My commission expires: 3/6/24



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY