(1)

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,000.00. Rachel E Clay Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2021. Notary Public MY COMMISSION EXPIRES: 3/7/2023 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 568920 **DEEDWARRSP**
02/05/2021 09:35:45 AM 2 pgs
Fees: $13.00 Taxes: $1,568.80

20210205-0016782

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rachel E. Clay 1716 Delta Avenue Nashville, TN 37208	CapStar Bank 2002 Richard Jones Rd Ste 300A Nashville, TN 37215	081-08-3K-015.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **March Developments, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Rachel E. Clay, a single woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 15, on the plan of The Artisan North Townhomes (formerly known as Delta Avenue Townhomes), a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 201808070077637, and amended in Instrument 201908230084867, further amended in Instrument 201911220120723, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to March Developments, LLC, a Tennessee limited liability company by Quitclaim Deed from 1720 Delta, LLC, a Tennessee limited liability company, dated 04/11/2018 and recorded 04/12/2018, of record in Instrument 201804120034457, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to March Developments, LLC, a Tennessee limited liability company by Quitclaim Deed from Harold E. Trauernicht, Jr., dated 05/08/2018 and recorded 05/08/2018, of record in Instrument 201805150046390, and Scrivener's Affidavit of record in Instrument 201806150057786, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 1716 Delta Avenue, Nashville, TN 37208

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 4th day of February, 2021.

March Developments, LLC

BY: _____
Thomas Pearson, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Thomas Pearson, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Manager of March Developments, LLC , the within named bargainor, a limited liability company, and that he as such Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Thomas Pearson as such Manager.

Witness my hand and official seal, this the 4th of February, 2021.

_____
Notary Public
My Commission Expires: 3/7/2023

