WARRANTY DEED

Karen Johnson Davidson County
Batch# 574799 **DEEDWARR**
02/22/2021 11:29:04 AM 2 pgs
Fees: $13.00 Taxes: $2,293.63

20210222-0020935

DM-SB-VRES-21-218B

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $619,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Seth Ottinger and Chelsea Tushar	**CMG MORTGAGE INC. dba CMG Financial**	
(NAME) **218 B Treutland Ave.**	(NAME) **3160 CROW CANYON ROAD, STE. 400**	**082 11 0 031.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **SAN RAMON, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND ELITE TERRA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SETH OTTINGER, SINGLE, AND CHELSEA TUSHAR, SINGLE, AS JOINT TENANTS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. B of 218 Treutland Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 218 Treutland Avenue, a Horizontal Property Regime, of record in Instrument Number 20200409-0037652 and amended in Instrument Number 20210205-0017013, 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 TaylorMade Contracting, LLC, a Tennessee limited liability company and Elite Terra LLC, a Tennessee limited liability company, by Quitclaim Deed from TaylorMade Contracting, LLC, a limited liability company, of record in Instrument No. 20200506-0047329, in the Register's Office of Davidson County, Tennessee, dated May 1, 2020 and recorded on May 6, 2020.

Being part of the same property conveyed to TaylorMade Contracting, LLC, a Limited Liability Company, by Warranty Deed from Ryan W. Walker, of record in Instrument No. 20200227-0021998, in the Register's Office of Davidson County, Tennessee, dated February 24, 2020 and recorded on February 27, 2020.

This conveyance is subject to:

- 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.
- Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 082 11 0B 002.00
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bryans Addition Edgefield, as recorded in Plat Book 21, Page(s) 63.
- Declaration of Covenants, Conditions and Restrictions (Amendment) recorded in Instrument No. 20210205-0017013.

- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200409-0037652.

- Dedication of Public Right-of-Way Agreement as set forth in instrument recorded in Instrument No. 20200730-0084061.

- NOTE: ALTA 8.1 and ALTA 9 Endorsements will be issued with final title policy.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **218 B Treutland Ave., Nashville, Tennessee 37207**.

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), 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 the 5th DAY OF FEBRUARY, 2021.

Taylormade Contracting, LLC

BY: _____
Phillip E. Taylor
Sole Member

Elite Terra, LLC

BY: _____
Eric Taylor
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP E. TAYLOR, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of TAYLORMADE CONTRACTING, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of February, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC TAYLOR, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of ELITE TERRA, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of February, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212