WARRANTY DEED

STATE OF TENNESSEE 2021-575
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$333,000.00~~ $320,000.00

(Affiant)

Sworn to and subscribed before me this 2nd day of February, 2021.

Notary Public

My commission expires: 7/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 578928 DEEDWARR
02/25/2021 01:21:40 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20210225-0024089

THIS INSTRUMENT WAS PREPARED BY:
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Palmer Hillis and Robert Schaaf (NAME)	NEW OWNER (NAME)	**081-03-3Q-001.00CO**
(ADDRESS) 8332 Ramstone Way Antioch, TN 37013	(ADDRESS)	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **2118 15th Ave N General Partnership, a Tennessee Partnership**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Palmer ~~Hillis~~, Sheridan Hillis and Robert Steffen Schaaf**, tenants in common, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Unit A of 2120 15th Avenue North Townhomes, a Horizontal Property Regime With Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20200117-0006392, Register's Office for said County, to which plan reference is hereby made for a more complete description of said unit, together with the said Unit's appurtenant undivided interest in the general and limited common elements of the said horizontal property regime.

Being part of the same property conveyed to 2118 15th Ave. N. General Partnership, a Tennessee General Partnership by deed from Eric S. Moss, of record in Instrument No. 20200124-0008825, Register's Office for Davidson County, Tennessee.

This is improved property also known as: 2118 15th Ave. N, Nashville, TN 37208

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) Taxes for the year 2021 and subsequent years, a lien not due and payable; New Map/Parcel for tax year 2021: 081-03-3Q-002.00CO, (7) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions With Private Elements, including By-Laws, Plan, and Attorneys Opinion, of 2120 15th Avenue North Townhomes of record in Instrument No. 20200117-0006392, said Register's Office, and (8) Charter of 2120 15th Avenue North Townhomes Homeowners' Association Inc. of record in Instrument Number 20200117-0006393, said Register's Office.

Return to:
City Title and Escrow, LLC
[illegible] 21st Avenue South
Nashville, TN 37212
Date: 02-21-2018

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of February, 2021.

2118 15th Ave N General Partnership,
a Tennessee General Partnership

By: _____
Eric S. Moss, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned of the state and county mentioned, personally appeared Eric S. Moss, 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 Partner of 2118 15th Ave N General Partnership, the within named bargainor, a Tennessee General Partnership, and that such Eric S. Moss as such Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the general partnership as Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of February, 2021.

Witness my hand, at office, this 19th day of February, 2021.

_____
Notary Signature
My commission expires: 7/9/2024

QUINDAL EVANS SEGALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024