Karen Johnson Davidson County
Batch# 595684 DEEDWARR
03/19/2021 01:00:43 PM 2 pgs
Fees: $13.00 Taxes: $1,776.00
20210319-0036748

Warranty Deed

CARLA J. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$480,000.00~~ Affiant Subscribed and sworn to before me, this the 12th day of March, 2021. Notary Public My commission expires: 2.8.24

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:
Dane Obuchowski	New Owner(s)	071-14-3A-004.00-CO
1122 Baptist World Center Drive		
Nashville, TN 37207		

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, **1200 BWC, JOINT VENTURE, A TENNESSEE PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANE OBUCHOWSKI**, 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 situated in Davidson County, Tennessee, being Unit 4, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1200 Baptist World Center Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20200121-0007378, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to 1200 BWC, Joint Venture by Warranty deed from Richard Wade Berryman and Angela Pinto Berryman, Husband Wife of record in Instrument No. 20170913-0093561 Register's Office for Davidson County, Tennessee, dated September 11, 2017 and recorded on September 13, 2017 and Scrivener' s Affidavit of record dated April 16, 2018 in Instrument No. 20180416-00355633, in said Register's Office.

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 1122 Baptist World Center Drive, Nashville, TN 37207, 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 12th day of March, 2021.

1200 BWC, Joint Venture, by its Managing Venturer, Brandon Girdler, LLC
By: Brandon Girdler, LLC

By: _____
Brandon Girdler, Sole 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 Brandon Girdler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of Brandon Girdler, LLC, which is the Managing Venturer of 1200 BWC, Joint Venture, and further acknowledged that, being authorized so to do, he executed the foregoing instrument for the purposes therein contained, by signing the name of Brandon Girdler, LLC, as Managing Venturer of 1200 BWC, Joint Venture.

Witness my hand and seal this 12th day of March, 2021.

_____
Notary Public

My Commission Expires: 5-2-22

