WARRANTY DEED

Karen Johnson Davidson County
Batch# 606620 DEEDWARR
04/05/2021 10:59:09 AM 2 pgs
Fees: $13.00 Taxes: $3,570.50

20210405-0043816

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $965,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elliot B. Navo	**FirstBank**	**105-01-0P-001.00**
(NAME)	(NAME)	
818 Hammock Lane	**722 Columbia Ave**	
(ADDRESS)	(ADDRESS)	
Knoxville, TN 37934	**Franklin, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DC NASHVILLE REAL ESTATE II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELLIOT B. NAVO, MARRIED MAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 1015-A Gulch View, as shown on Exhibit "C-2" in the Declaration Of Covenants, Conditions and Restrictions for Gulch View a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-101, et seq. of record in Instrument No. 20160204-0010828, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Gulch View, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C-2" to said Declaration appearing in Instrument No. 20160204-0010828, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein, and together with the undivided percentage interest in the common elements appurtenant to said Units as set forth in said Declaration. Unit 1015-A, Gulch View was formerly known as Unit A, 1015 12th Avenue South Townhomes.

Being a portion of the property conveyed to DC Nashville Real Estate II, LLC by Warranty Deed from Todd Jackson, unmarried, executed October 17, 2014, recorded October 22, 2014 in Instrument Number 20141022-0097557, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1015 A 12th Avenue S.** **Nashville, TN** **37203**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2021 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 4460, page 61, and Exhibit B of Instrument No. 20150407-0030360, said Register's Office; (c) Restrictions of record in Instrument No. 20150407-003060, said Register's Office.

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 GRANTEES 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 GRANTEES, 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 hand this 1st day of April 2021.

DC Nashville Real Estate II, LLC

By: _____
Darin Cunningham, Member

DC Nashville Real Estate II, LLC

By: _____
Christina Cunningham, Manager

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared Darin Cunningham, with whom I am personally acquainted, and who upon oath, acknowledged himself to be a Member of DC Nashville Real Estate II, LLC. the within named bargainor, a Tennessee limited liability company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Darin Cunningham, Member.

WITNESS my hand and official seal at Brentwood, Tennessee, this 1st day of April 2021.

_____
Notary Public

My Commission Expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared Christina Cunningham, with whom I am personally acquainted, and who upon oath, acknowledged herself to be a member of DC Nashville Real Estate II, LLC, the within named bargainor, a Tennessee limited liability company and that as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Christina Cunningham, Member

WITNESS my hand and official seal at Brentwood, Tennessee, this 1st day of April 2021.

_____
Notary Public

My Commission Expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY