39B

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210333776

Karen Johnson Davidson County
Batch# 606938 **DEEDWARR**
04/05/2021 02:33:01 PM 2 pgs
Fees: $13.00 Taxes: $2,157.10

20210405-0044220

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $583,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2021.

Notary Public
My Commission Expires:

ANGELA Y. POSTON WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Galileo MacInnis and Alexander MacInnis 434 Becanni Lane Nashville TN 37209	~~New Owner~~ CAPSTAR 2002 Richard Jones Rd #300A Nashville, TN 37215	Tax Parcel ID No. 090 12 1A 010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Becanni, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Galileo MacInnis and Alexander MacInnis, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 10 of The Becanni, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Becanni, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20191212-0128228 as amended in Instrument No. 20200117-0006311, Instrument No. 20200710-0075567 and Instrument No. 20201104-0129388, 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 The Becanni, LLC, a Tennessee limited liability company, by Quitclaim Deed of Consolidation from The Becanni, LLC, a Tennessee limited liability company, of record in Instrument No. 20191010-0104203, in the Register's Office of Davidson County, Tennessee, dated October 08, 2019 and recorded on October 10, 2019.

Being part of the same property conveyed to The Becanni, LLC, a Tennessee limited liability company, by Special Warranty Deed from Michaels Real Estate, LLC, a Tennessee limited liability company, of record in Instrument No. 20180125-0008013, in the Register's Office of Davidson County, Tennessee, dated January 22, 2018 and recorded on January 25, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lot No. 21 in Subdivision of The B. F. Cockrill Farm, as recorded in Plat Book 332, Page(s) 58. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Becanni, a Townhouse Planned Unit Development Condominium of record in Instrument No. 20191212-0128228, as amended by instrument(s) of record in Instrument No. 20200117-0006311, Instrument No. 20200710-0075567 and Instrument No. 20201104-0129388; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in eclaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180924-0094251.

Easement for Declaration of Temporary Construction, recorded in Instrument No. 20200929-0112356.

Agreement between Becanni Owners Association and Metro Water Services as set forth in instrument recorded in Instrument No. 20191030-0111315.

This is improved property located at 434 Becanni Lane Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2021.

The Becanni, LLC.

By: _____
Will Chapman, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Will Chapman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent (or other officer authorized to execute the instrument) of The Becanni, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent

Witness my hand and official seal, at office in Nashville, Tennessee, this 31st day of March, 2021.

_____
Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024