Karen Johnson Davidson County
Batch# 612114 DEEDWARR
04/12/2021 09:08:42 AM 2 pgs
Fees: $13.00 Taxes: $1,576.20

20210412-0047903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 426,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2021

Notary Public

MY COMMISSION EXPIRES: 11/5/24

(AFFIX SEAL)

KRYSTA LAIRD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Anne Garrett	New Owner	82-16E-1700
(NAME) 800 Woodland Street, Unit 206	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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, WE,

CARTER PROPERTIES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELIZABETH ANNE GARRETT, UNMARRIED WOMAN,

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 No. 206, together with parking space #7 and the appurtenant interest in the common elements of City View Lofts Condominiums, a horizontal property regime established by Master Deed, recorded as Instrument NO. 20020905-0107488, as amended in Instrument No. 20030826-0123605 and Instrument No. 20110321-0021996, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot NO. 1 on the Plan of City View Lofts recorded as Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carter Properties, LLC, an Alabama Limited Liability Company by Deed dated April 30, 2020 from Charles C. Nelson, an unmarried, recorded May 1, 2020, in Instrument Number 20200501-0045695, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 800 Woodland Street, Unit 206, Nashville, TN 37206

LT&E File #17845

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/our hand(s) this 9th day of April, 2021

Carter Properties, LLC, an Alabama Limited Liability Company

By: _____
George L. Carter, Jr., Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, J. Trent Lehman of the state and county mentioned, personally appeared George L. Carter, Jr., 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 Managing Member of Carter Properties, LLC, the within named bargainor, a Limited Liability Company, and that such George L. Carter, Jr. as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in Brentwood, TN, this 9th day of April, 2021.

_____
Notary Signature

Printed Name: _____

My commission expires: 11/14/21

