Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville TN 37215

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,900,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 4, 2021

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 614114 **DEEDWARR**
04/13/2021 02:43:58 PM 2 pgs
Fees: $13.00 Taxes: $10,730.00

20210413-0049323

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sandy Cornelius Living Trust	New Owner	116-11-0-111
(NAME)	(NAME)	
309 Westview Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Nashville Design Build, Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sandy Cornelius, Trustee of the Sandy Cornelius Living Trust dated September 8, 2020,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Lot No. 4 on the plan of Re-Subdivision of Lot No. 24, Pendleton and Blair's Subdivision of Lynwood Park, of record in Book 4675, Page 109 and amended in Book 5200, page 47, Register's Office for Davidson County.

Said Lot No. 4 fronts 293.9 feet on the Westerly margin of Westview Avenue and extends back 259.4 feet on the Northerly line and 169.5 feet on the Southerly line to a broken line in the rear, measuring 343.1 feet thereon.

Being the same property conveyed to Nashville design build, Inc., a Tennessee Corporation by Deed dated January 14, 2019 from Raymond H. Pirtle, Jr., recorded January 15, 2019, in Instrument Number 20190115-0003832, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 309 Westview Avenue (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37205 (Postal Zip)

File No.: 4238-21
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 our hands this 12th day of April, 2021.

Nashville Design Build, Inc., a Tennessee Corporation

By: _____
Fred Leonard, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Robert L. Scruggs of the state and county mentioned, personally appeared Fred Leonard, 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 President of Nashville Design Build, Inc., the within named bargainor, a Corporation, and that such Fred Leonard as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

WITNESS my hand and seal this 12th day of April, 2021.

_____

Commission Expires: 1/6/25

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Expires January 6, 2025