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

NEW OWNER:
Jeffrey Logan Wilson
1730 Pecan Street
Nashville, TN 37208

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-113

MAP & PARCEL
081-02-0T-002.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 616253 **DEEDWARR**
04/16/2021 10:01:10 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00

20210416-0050973

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS ($340,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Building Company Number 7, Inc, a Tennessee Corporation** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Jeffrey Logan Wilson, an unmarried man** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1730B together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1730 Pecan Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161004-0104817 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Building Company Number 7, Inc, a Tennessee Corporation by Warranty deed from C&W Urban Development LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171130-0122181 Register's Office for Davidson County, Tennessee, dated November 15, 2017 and recorded on November 30, 2017. (Value of consideration shown in aforementioned deed $299,900.00.) Being also known as 1730 Pecan Street 1730B Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 14 day of April, 2021.

Building Company Number 7, Inc, a Tennessee Corporation

By: _____

Matt Millsap, President

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Matt Millsap**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **President** of, **Building Company Number 7, Inc.** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 14 day of April, 2021.

_____

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **340,000.00**.

AFFIANT

Sworn to and subscribed to before me this 14 day of April, 2021.

NOTARY PUBLIC

My commission expires: _____