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

CRT File No. 210233617

Karen Johnson Davidson County
Batch# 629097 **DEEDWARR**
05/05/2021 09:47:41 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20210505-0060052

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $395,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of March, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Native Properties LLC 17 Annandale Nashville, TN 37215	New Owner	Tax Parcel ID No. 10505024900

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, **University Heights Realty, Inc., a Tennessee corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Native Properties LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 45, as shown on the map entitled Map of Bransford Realty Co's Resubdivision of the North Part of A. B. Hill's Subd of the Plant Lands, of record as Book 421, Page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 45 fronts 40 feet on the Northerly side of Argyle Avenue and extends back in a Northerly direction and between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to University Heights Realty, Inc., by Warranty Deed from Henry Hill, Married, of record in Instrument No. 20120604-0048375, in the Register's Office of Davidson County, Tennessee, dated May 31, 2012 and recorded on June 04, 2012.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bransford Realty Co's Resubdivision of the North Part of A. B. Hill's Subd of the Plant Lands, as recorded in Plat Book 421, Page(s) 77.

This is improved property located at 1104 Argyle Avenue Nashville TN 37203

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 Grantee, 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 3rd day of March, 2021.

UNIVERSITY HEIGHTS REALTY, INC.

STEVEN POWERS, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the aforesaid Steven Powers, with whom I am personally acquainted, and who acknowledged that he is the Secretary of University Heights Realty, Inc., and as such Secretary executed the within instrument with authority and in such capacity for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2021.

Notary Public

My Commission Expires: _____

