Karen Johnson Davidson County
Batch# 634958 DEEDWARR
05/13/2021 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20210513-0064409

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00.

Brenda Hurtsam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2021.

Gail Sutherland
Notary Public

MY COMMISSION EXPIRES: 9/20/2021
(AFFIX SEAL)

EDIE SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

B-SB-KW-21-1803

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Skylor Morton	Skylor Morton	
(NAME)	(NAME)	
1803 11th Ave N	120 Goodview Way B	**081-07-4X-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Gallatin TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HILLSBORO HILL HOLDINGS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SKYLOR MORTON, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1803, Hillsboro Hill Halls, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Hillsboro Hill Halls of record as Instrument No. 20200413-0038054 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 a portion of the same property conveyed to 1102 Buchanan, LLC by Warranty Deed from James Bernard, Emily Bernard, and Warren Alfred Bernard of record in Instrument No. 20161013-0108448 Register's Office for Davidson County, Tennessee, dated September 27, 2016 and recorded on October 13, 2016.

Being a portion of the same property conveyed to Hillsboro Hill Holdings, LLC by Quitclaim Deed from 1102 Buchanan, LLC of record in Instrument No. 20200403-0036066 Register's Office for Davidson County, Tennessee, dated March 30, 2020 and recorded on April 03, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 33, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200413-0038054, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hillsboro Hill Halls of record in Instrument Number 20200413-0038054, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1803 11th Ave N, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 7th DAY OF MAY, 2021.

Hillsboro Hill Holdings, LLC

BY: _____

Warren Bernard
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WARREN BERNARD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of HILLSBORO HILL HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Huntsman

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Edie Sutherland, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Edie Sutherland

Notary's Signature

My Commission Expires: 9/20/2021
Notary's Seal (if on paper)

