WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $905,000.00

AFFIANT

Subscribed and sworn to before me this the 7th day of May, 2021.

NOTARY PUBLIC

My commission expires:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

(this space for recording info)

Karen Johnson Davidson County
Batch# 638222 DEEDWARR
05/18/2021 11:13:42 AM 2 pgs
Fees: $13.00 Taxes: $3,348.50

20210518-0066863

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 21-1080 GUTTER

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samantha Lamere Gutter and James Marcel Gutter	NEW OWNER	
(NAME)	(NAME)	160-08-0-050.00
497A Broadwell Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **C&J Builders, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samantha Lamere Gutter and James Marcel Gutter, wife and husband**, 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. A, on the Plan of Homes at 497 Broadwell Drive, a Townhouse Planned Unit Development, record in Instrument No. 20200122-0007859, 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 Anna M. Grupke and Jerry M. Roberts by Warranty deed from Edwin A. Carden and wife, Annette B. Carden of record in Book 10980, page 552, Register's Office for Davidson County, Tennessee, dated June 15, 1998 and recorded on July 17, 1998.As Re-recorded on July 21, 1998 and recorded in Book 11028, Page 731.

Being the same property conveyed to Jerry M. Roberts by Quit Claim Deed from Anna M. Grupke of record in Instrument No. 20011219-0139946, Register's Office for Davidson County, Tennessee, dated December 06, 2001 and recorded on December 19, 2001.

Being the same property conveyed to Music City Financial, LLC by Warranty deed from Jerry M. Roberts of record in Instrument No. 20200117-0006216 Register's Office for Davidson County, Tennessee, dated January 15, 2020 and recorded on January 17, 2020.

Being the same property conveyed to Christopher B. Bagwell by Warranty deed from Music City Financial, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200122-0007857 Register's Office for Davidson County, Tennessee, dated January 21, 2020 and recorded on January 22, 2020.

Being a portion of the same property conveyed to C&J Builders, LLC by Quitclaim deed from Christopher B. Bagwell, a married man of record in Instrument No. 20200716-0077939 Register's Office for Davidson County, Tennessee, dated July 15, 2020 and recorded on July 16, 2020.

DESIGNATED as Tax ID: 160-08-0-050.00

This is
unimproved ☐
improved ☒ property known as 497A Broadwell Dr, Nashville, TN 37220

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 hand this the 7th day of May, 2021.

C&J Builders, LLC

BY: C Bagwell, member
Christopher Bagwell, Member

BY: Jason M Cy, member
Jason McCoy, Member

STATE OF TENNESSE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Bagwell and Jason McCoy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that they are members of **C& Builders, LLC,** a Tennessee limited liability company, the makers, that they are authorized by the makers to execute the within instrument on its behalf, and who acknowledged that they executed the within instrument, on behalf of the makers, for the purposes therein contained. Witness my hand and official seal, this the 7th day of May 2021

Kristi McCoy
Notary Public

My Commission Expires:
3/25/2023

KRISTI MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY