WARRANTY DEED

Karen Johnson Davidson County
Batch# 642432 **DEEDWARR**
05/21/2021 03:10:00 PM 2 pgs
Fees: $13.00 Taxes: $2,664.00

20210521-0069667

T-SB-WG-21-1004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SANDRA DENISE WOODS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 05-25-2024

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)
Sam Sumser	City National Bank	
(NAME)	(NAME)	
1004 W. Grove Avenue	P.O. Box 60938	**105-09-0M-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Los Angeles, CA 90060	
(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, **LAKEHOUSE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAM SUMSER,** 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 No. A on the Plan of 1004 West Grove Townhomes; a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20130325-0029187, in the Registers 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 Lakehouse Properties, LLC, a Pennsylvania Limited Liability Company by QuitClaim deed fromTimothy J. Wilson, Jr., married of record in Instrument No. 20190321-0025546 Register's Office for Davidson County, Tennessee, dated March 11, 2019 and recorded on March 21, 2019.

Being a portion of the same property conveyed to Timothy J. Wilson, Jr., married by QuitClaim deed fromTimothy J. Wilson, Jr., member of Lakehouse Properties, LLC, a Pennsylvania Limited Liability Company of record in Instrument No. 20150206-0011496 Register's Office for Davidson County, Tennessee, dated February 06, 2015 and recorded on February 06, 2015.

Being a portion of the same property conveyed to Lake House Properties, LLC, a Pennsylvania Limited Liability Company by QuitClaim deed from Timothy J. Wilson, Jr., of record in Instrument No. 20140220-0014501 Register's Office for Davidson County, Tennessee, dated February 14, 2014 and recorded on February 20, 2014.

Being a portion of the same property conveyed to Timothy J. Wilson, Jr., married by Warranty deed from Aerial Investment Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20140220-0014499 Register's Office for Davidson County, Tennessee, dated February 14, 2014 and recorded on February 20, 2014.

Affidavit of Scrivener's Error recorded on March 19, 2015 in Instrument No. 20150319-0023760.

This conveyance is subject to:
• Taxes for the year 2021 and thereafter, a lien not yet due and payable.
• The Plan of record shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130325-0029187, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. Subject to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130325-0029187, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1004 W. Grove Avenue, Nashville, Tennessee 37203**.

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 20th DAY OF MAY, 2021.

LakeHouse Properties, LLC, a Tennessee Limited Liability Company

BY: Brian Mitchell

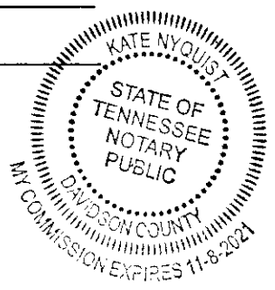
Brian Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL, 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 LAKEHOUSE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY 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 20th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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