Karen Johnson Davidson County
Batch# 646718 DEEDWARR
06/01/2021 10:17:47 AM 2 pgs
Fees: $13.00 Taxes: $1,006.40
20210601-0072861




(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Dickson

The actual consideration or value, whichever is greater, for this transfer is $272,000.00.

Affiant

Subscribed and sworn to before me, this 28 day of May, 2021.

Notary Public

My commission expires: 2/26/2025

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Andrew Chase Thornton | CMG Mortgage Inc. DBA CMG Financial | P/O 091-16-0-395.00 |
| 601 Sylvan Heights Way, Unit 215 | 3160 Crow Canyon Blvd., Suite 400 | |
| Nashville, TN 37209 | San Ramon, CA 94583 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Hill Center Sylvan Heights LLC, a Tennessee Limited Liability Company**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Andrew Chase Thornton, unmarried**

(hereinafter called the "Grantee"), his heirs and assigns, a certain condominium unit or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 215 of 601 Sylvan Heights Way Residential Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing 601 Sylvan Heights Way Residential Condominium, of record in Instrument No. 20210223-0021494, as amended in Instrument No. 20210308-0029982, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Declaration.

BEING a portion of the same property conveyed to Hill Center Sylvan Heights, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Hill Center Sylvan Heights, LLC, a Tennessee Limited Liability Company of record as Instrument No. 20160317-0025407, Register's Office for Davidson County, Tennessee.

This is improved property known as **601 Sylvan Heights Way, #215, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of May, 2021.

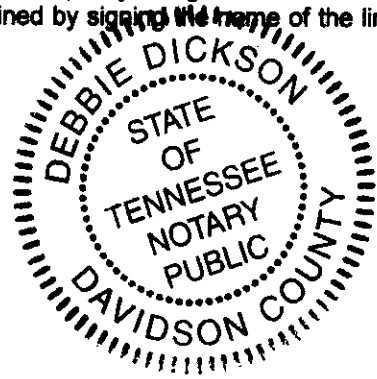
Hill Center Sylvan Heights, LLC

*By: _____
Celeste Patterson, President & Secretary

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Celeste Patterson, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President & Secretary of Hill Center Sylvan Heights, LLC, the within named bargainor, Tennessee a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as President & Secretary.

Witness my hand and official seal this 25th day of May, 2021.




* _____
Notary Public
My Commission Expires: 3/6/24

LTC File No. 21-000230-528