Karen Johnson Davidson County
Batch# 654497 DEEDWARR
06/10/2021 03:18:40 PM 2 pgs
Fees: $13.00 Taxes: $3,459.50
20210610-0078617

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $935,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of June, 2021.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jason McFarlin Smith	**New Owner**	**104-15-0M-037.00CO**
2039 Linden Avenue		
Nashville, TN 37212		

FOR AND IN 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, WE,

Linden Row Residential LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason McFarlin Smith

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. 2039 on the Plan of Linden Row, a Horizontal Property Regime with Private Elements of record in the Exhibit in the Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20190320-0025436, amended in Instrument No. 20190625-0061324, 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 part of the same property conveyed to Linden Row Residential, LLC, a Delaware limited liability company, by Special Warranty Deed, from The Catholic Diocese of Nashville, dated July 17, 2018, of record in Instrument No. 20180725-0072484, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20190320-0025436, amended in Instrument No. 20190625-0061324, amended and restated in Instrument No. 20200928-0111136 and amended in Instrument No. 20210513-0064958, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Right of Way of record in Instrument No. 20190228-0018364, Register's Office for Davidson County, Tennessee.
Restriction for Storm Water Facilities and Systems of record in Instrument No. 20190430-0040060, Register's Office for Davidson County, Tennessee.
Notice of Completion of record in Instrument No. 20201214-0147343, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2039 Linden Avenue, Nashville, TN 37212.

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 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/our hand(s) this 9th day of June, 2021.

Linden Row Residential LLC, a Limited Liability Company

By: _____
Steve Armistead, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared Steve Armistead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Linden Row Residential, the within named bargainor, a Limited Liability Company, and that such Steve Armistead as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, this 9th day of June, 2021.

_____
Notary Signature
My commission expires:_____

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

File #: 21-395
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027