Karen Johnson Davidson County
Batch# 657068 DEEDWARR
06/15/2021 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20210615-0080733

Warranty Deed

J. BRANDON MILLER NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON My Comm. Exp. May 2, 2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $379,900.00. Affiant Subscribed and sworn to before me, this the 11th day of June, 2021. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Zachary J. McCraith Chasity N. White	SWBC Mortgage Corp.	071-12-0D-015.00-CO
801 Cherokee Avenue, Unit 2	9311 Sand Pedro Ave. #100	
Nashville, TN 37207	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AT2 CHEROKEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY J. MCCRAITH, AN UNMARRIED MAN AND CHASITY N. WHITE, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 2 on the Plan of Highland Heights (formerly Unit 15 of Cherokee Place) a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions, as set forth in Exhibit "B" of record in Instrument No. 20181130-0116688, Scrivener' s Affidavit in Instrument No. 20181205-0118709 and amended in Instrument No. 20190125-0007731, Instrument No. 20200203-0012211 and Instrument No. 20210429-0057914, 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 Metropolitan Office for Development, LLC by Warranty deed from Barry A. Peterson, unmarried of record in Instrument No. 20150501-0039404 Register's Office for Davidson County, Tennessee, dated April 29, 2015 and recorded on May 01, 2015.

Being a portion of the same property conveyed to AT2 Cherokee, LLC, a Delaware limited liability company by Special Warranty deed from Metropolitan Office for Development, LLC, a Delaware limited liability company of record in Instrument No. 20200203-0012209 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 03, 2020.

Being a portion of the same property conveyed to AT2 Cherokee, LLC, a Delaware limited liability company by QuitClaim deed from Metropolitan Office for Development, LLC, a Delaware limited liability company of record in Instrument No. 20200203-0012210 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 03, 2020. (Value or consideration as shown in aforementioned deed $0.00.) Being also known as 801 Cherokee Avenue 2 Nashville, TN 37207.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 801 Cherokee Avenue, Unit 2, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of June, 2021.

AT2 Cherokee, LLC, a Delaware Limited Liability Company

By: _____
Frank E. Neal, IV, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank E. Neal, IV, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of AT2 Cherokee, LLC, a Delaware Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 11th day of June, 2021.

_____
Notary Public

My Commission Expires: 5-2-22



True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022