WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,000,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 669157 **DEEDWARR**
07/01/2021 09:59:25 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20210701-0089123

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
1103 Archer St., LLC 1103 Archer Street Nashville, TN 37203	NEW OWNER	105-01-4A-002.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **1103 Archer Street, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **1103 Archer St., LLC, a Tennessee limited liability company**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 2 of Archer at 12th Homes, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160908-0094811, amended in Instrument Nos. 20161102-0115692 and 20161123-0123554, Register's Office for said County. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, are incorporated hereby reference and made a part of the same as though copied herein. Reference is hereby made to Revised Exhibit "D" to Amendment No. 2 of record in Instrument No. 20161123-0123554, for a more complete identification and description of said Unit.

Being the same property conveyed to Scott Manning and Kristen Manning, husband and wife, by Warranty Deed from Archer Development LLC of record in Instrument No. 20170104-0000626 Register's Office for Davidson County, Tennessee

Being the same property conveyed to 1103 Archer Street, LLC, a Tennessee limited liability company, by Quit Claim Deed from Scott Manning and Kristen Manning, husband and wife by dated 02/13/2020 and recorded in Instrument No. 202002200018951, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1103 Archer Street, LLC, a Tennessee limited liability company, by Quit Claim Deed from Scott Manning and Kristen Manning, husband and wife by dated 02/13/2020 and recorded in Instrument No. 202002200018951, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 1103 Archer Street, Nashville, TN 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 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 28th day of June, 2021.

1103 Archer Street, LLC

BY: _____
Scott Manning
Member-President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Scott Manning, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Member-President of 1103 Archer Street, LLC, the within named bargainor, a limited liability company, and that he as such Member-President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Scott Manning as such Member-President.

Witness my hand and official seal, this the 28th of June, 2021.

_____
Notary Public

My Commission Expires: 9-6-22

JAMES WALLERSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022