#152644

WARRANTY DEED

Karen Johnson Davidson County
Batch# 670721 DEEDWARR
07/02/2021 11:51:02 AM 2 pgs
Fees: $13.00 Taxes: $1,611.35

20210702-0090087

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

return to THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID NATHANAEL WALTHER ~~David Walther~~ (NAME)	Citywarth Mortgage (NAME)	133010B00100CO
1722 County Club Blvd ~~407a High St.~~ (ADDRESS)	11781 Lee Jackson Hwy, #1st floor (ADDRESS)	
Sugar Land, TX 77478 ~~Nashville, TN 37211~~ (CITY) (STATE) (ZIP)	Fairfax, VA 22033 (CITY) (STATE) (ZIP)	

*married DAW

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Woodbine Row, a Tennessee General Partnership,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David Nathanael Walther,*** 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:

Unit 407A
Land in Davidson County, Tennessee, being Unit Number 407A as established by Declaration of Covenants, Conditions and Restrictions for Townhomes at High Street, a Horizontal Property Regime with Private Elements, a Planned Unit Development pursuant to Tennessee Code Annotated 66-27-103 (b), of record in Instrument Number 20170403-0031935 and Amended in Instrument Number 20171002-0100708, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being part the same property conveyed to Woodbine Row, a Tennessee General Partnership, It's Heirs and Assigns, by deed of record in Instrument No. 20190620-0059549, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 407a High St., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 29th day of June, 2021.

Partner
Woodbine Row, a Tennessee General Partnership
By: Steven Desoto, Partner

State of Tennessee
County of Davidson

Personally appeared before me, Steven Desoto as Partner of Woodbine Row, a Tennessee General Partnership, with whom I am personally acquainted, and who acknowledged that he, as such Partner, executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2021.

Notary Public _____
My Commission Expires: _____

File No.: 15644

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024