Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

15730

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 670728 DEEDWARR
07/02/2021 11:54:32 AM 2 pgs
Fees: $13.00 Taxes: $1,611.35

20210702-0090095

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My 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)

**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 | Citizens Mortgage | 133010B00300CO |
| (NAME) 1722 Country Club Blvd ~~407b High St.~~ | (NAME) 11781 Lee Jackson Hwy, 1st Floor | |
| (ADDRESS) Sugar Land, TX 77478 ~~Nashville, TN 37211~~ | (ADDRESS) Fairfax, VA 22033 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*married & DNW

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 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 407B
Land in Davidson County, Tennessee, being Unit Number 407B 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, 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 407b 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 General Partnership
By: Steven Desoto, Partner

State of Tennessee
County of Davidson

Personally appeared before me Woodbine Row, a General Partnership, with whom I am personally acquainted, and who acknowledged that he 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.: 15730

