Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson
Batch# 671073
07/06/2021 10:42:17 AM
Fees: $13.00 Taxes: $8,325.00

Davidson County
DEEDWARR
2 pgs

20210706-0090590

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of July, 2021

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Millworks LLC, (Tract 1) DSRM, LLC, (Tract 2)	Millworks, LLC	117-01-0-204.00 117-01-0-205.00
(NAME) 3726 Woodlawn Drive	(NAME) 2239 Chickering Lane	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20211151

For and 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, **Volunteer Builders, LLC** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Millworks, LLC, a Tennessee limited liability company (Tract 1) and DSRM, LLC, a Tennessee limited liability company (Tract 2)** hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :
Certain real property situate in the 24th Civil District of Davidson County, Tennessee, and described as follows, to-wit

Tract 1

Being Lot No. 1 on the Final Plat of Woodlawn Subdivision as shown on plat of record in Instrument No. 20201030-0127061, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Tradt 2

Being Lot No. 2 on the Final Plat of Woodlawn Subdivision as shown on plat of record in Instrument No. 20201030-0127061, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Both Tract 1 and Tract 2 being a portion of the same property conveyed to Volunteer Builders, LLC, a Tennessee Limited Liability Company by Warranty Deed from Jonathan Pennington, Executor for the Estate of Phyllis Thorp Pennington, dated February 28, 2020 and filed of record in Instrument No. 20200305-0024671, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Instrument No. 20201008-0117108, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☒

This is improved ☐ property, known as 3726 Woodlawn Drive, Nashville, TN 37215 (Tract 1)
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Unimproved ☒

This is improved ☐ property, known as 3718 Woodlawn Drive, Nashville, TN 37215 (Tract 2)
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of June, 2021.

Volunteer Builders, LLC

BY: Charles Lee Phillips

Charles Lee Phillips, Sole Member/Manager

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Charles Lee Phillips, 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 Sole Member/Manager (or other officer authorized to execute the instrument) of Volunteer Builders, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Sole Member/Manager (or other authorized officer).

Witness my hand, at office, this 29th of June, 2021.

Melissa D. Rogers

Notary Public

My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY