Karen Johnson Davidson County
Batch# 677094 DEEDWARR
07/15/2021 09:38:19 AM 2 pgs
Fees: $13.00 Taxes: $4,791.50
20210715-0095132

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-12885-TC

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,295,000.00.

Affiant

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 14th day of July, 2021.

Notary Public
My Commission Expires: 12-08-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lisa Bruce 2703 Woodlawn Drive Nashville, TN 37212	New Owner	104-15-0-416.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Archer Eight LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Lisa Bruce**, hereinafter called the Grantee, her 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 Lot No. 2 on the Plan of Lots 12-13-14 and 15 in Plan of Belair of record in Book 547, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 fronts 56.25 feet on the southerly margin of Woodlawn Drive (formerly Belair Avenue) and extends back between parallel lines 200 feet to a deadline.

Being the same property conveyed to Archer Eight LLC, a Tennessee Limited Liability Company, by deed from Amanda Dean, Trustee of The 2703 Woodlawn Dr Trust, of record in Instrument No. 20190614-0057279, Register's Office for Davidson County, Tennessee, dated June 12, 2019 and recorded on June 14, 2019.

This is ☒ improved or ☐ unimproved property located at: **2703 Woodlawn Drive, Nashville, TN 37212.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of July, 2021.

GRANTOR:

Archer Eight, LLC, a Tennessee limited liability company

By: _____
Darryl Myers, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Darryl Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Archer Eight, LLC, a Tennessee limited liability company, and that he is authorized by Archer Eight, LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 14th day of July, 2021.

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

_____
Notary Public
My Commission expires: 5/2/22