WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-13007-RR

Karen Johnson Davidson County
Batch# 683469 DEEDWARR
07/26/2021 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210726-0099814

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2021.

Notary Public

My commission expires: 11-6-2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney -- Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215 – File No. 21-000290-528

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Anna Gulstine	CMG Mortgage, Inc. dba CMG Financial	091-16-0O-016.00-CO
601 Sylvan Heights Way, Unit 206	3160 Crow Canyon Road, Suite 400	(Part of 091-16-0-395.00-000)
Nashville, TN 37209	San Ramon, California 94583	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Hill Center Sylvan Heights LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Anna Gulstine, unmarried

(hereinafter called the "Grantee"), its successors and assigns, a certain condominium unit or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 206 of 601 Sylvan Heights Way Residential Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing 601 Sylvan Heights Way Residential Condominium, of record in Instrument No. 20210223-0021494, as amended in Instrument No. 20210308-0029982, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thererof; said Unit being depicted on Exhibit D to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Declaration.

Being a portion of the same property conveyed to H. G. Hill Realty Company by Warranty deed from Ova Louise Ramsey of record in Book 5164, page 337, Register's Office for Davidson County, Tennessee, dated July 27, 1977 and recorded on July 27, 1977.

Being a portion of the same property to Hill Center Sylvan Heights, LLC, a Tennessee limited liability company by Quitclaim deed from H.G. Hill Realty Company, LLC, a Tennessee limited liability company of record in Instrument No. 20141223-0117523 Register's Office for Davidson County, Tennessee, dated December 23, 2014 and recorded on December 23, 2014.

Being a portion of the same property conveyed to Hill Center Sylvan Heights, LLC, a Tennessee limited liability company by Quitclaim deed from Hill Center Sylvan Heights, LLC, a Tennessee limited liability company of record in Instrument No. 20160317-0025407 Register's Office for Davidson County, Tennessee, dated March 16, 2016 and recorded on March 17, 2016.

This is improved property known as **601 Sylvan Heights Way, #206, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantor.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of July, 2021.

Hill Center Sylvan Heights, LLC

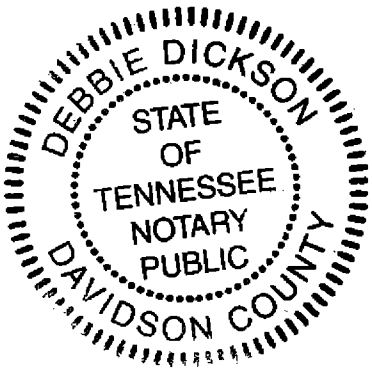
X By: _____
Celeste Patterson, President & Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Celeste Patterson, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President & Secretary of Hill Center Sylvan Heights, LLC, the within named bargainor, Tennessee a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as President & Secretary.

Witness my hand and official seal this 21st day of July, 2021.

X _____
Notary Public
My Commission Expires: 3/6/24



True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

