Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$522,500.00.**

Affiant

Subscribed and sworn to before me, this the 11th day of August, 2021.

Notary Public

My commission expires: 10·26·24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Trevor Townsend	**Studio Bank**	**091-01-0F-001.00 CO**
6214A Louisiana Ave	**124 12th Ave S Ste 400**	
Nashville, TN 37209	**Nashville, TN 37203**	

Karen Johnson Davidson County
Batch# 695829 **DEEDWARR**
08/12/2021 11:20:34 AM 2 pgs
Fees: $13.00 Taxes: $1,933.25
20210812-0108820

FOR AND IN 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, WE,

Austin Woolard and Ellyse Woolard, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Trevor Townsend, unmarried man,

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:

Land in Davidson County, Tennessee, being Unit No. A, on the plan of 6214 Louisiana Avenue Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 6214 Louisiana Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150706-0064630, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to AUSTIN WOOLARD AND ELLYSE WOOLARD, HUSBAND AND WIFE, by deed from NASHVILLE INTOWN DEVELOPMENT CO., LLC, of record in Instrument No. 20160517-0049015, dated May 13, 2016, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **6214A Louisiana Ave, Nashville, TN 37209**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand(s) this 9th day of August, 2021.

Austin Woolard

Ellyse Woolard

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Austin Woolard and Ellyse Woolard**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of **August, 2021.**

Notary Public

My Commission Expires: Sept. 20, 2024

ANGELA R. MERIDETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. SEPT. 20, 2021