WARRANTY DEED

Karen Johnson Davidson County
Batch# 698677 **DEEDWARR**
08/17/2021 09:29:59 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20210817-0110808

O-BMR-21-318

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF AUGUST, 2021.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/03/2023
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER (S)
Modern Homes, LLC, a Tennessee Limited Liability Company	NEW OWNERS	
(NAME)	(NAME)	**060-04-0-010.00**
222 Pelham Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **4021 CP GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MODERN HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, State of Tennessee, being the northeasterly part of Lot Number C-4 on the Map of the W.L. Hailey Subdivision of the Tamble Property, as of record in Plat Book 974, Page 31, Register's Office for Davidson County, Tennessee, described according to survey made by Z.J. Wilkinson, March 24, 1943, as follows:

Beginning on the center of Homestead Road, the common corner of Lots Numbers C-3 and C-4; thence with the center of said Road, south 79 degrees west 137.5 feet; thence south 2 degrees west 196.5 feet to a fence corner; thence with the line between said two lots and a fence, north 4 degrees was 230 feet to the beginning, containing 0.659 of an acre, more or less.

Being the same property conveyed to 4021 CP GP, a Tennessee General Partnership by Warranty deed from Dale Family Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210212-0020558 Register's Office for Davidson County, Tennessee, dated February 11, 2021 and recorded on February 12, 2021.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 31, Register's Office for Davidson County, Tennessee.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **318 Homestead Rd, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 12th DAY OF AUGUST, 2021.

4021 CP GP, a Tennessee General Partnership

BY: Brian Mitchell

Brian Mitchell
Authorized Agent

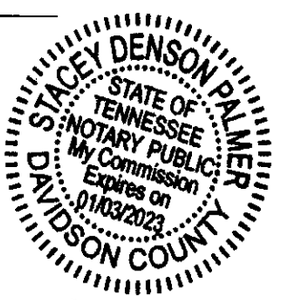
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL, signing for 4021 CP GP, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of 4021 CP GP, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of August, 2021.

Stacey Denson Palmer

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212