WARRANTY DEED

Karen Johnson Davidson County
Batch# 746227 DEEDWARR
10/28/2021 02:49:15 PM 2 pgs
Fees: $13.00 Taxes: $610.50

20211028-0145095

J-BMB-21-1509B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 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)
BM BUILDERS LIMITED LIABILITY COMPANY	**New Owner**	
(NAME)	(NAME)	**117121D00200CO**
72 A Maury St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **CREAM CITY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BM BUILDERS LIMITED LIABILITY COMPANY, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Residences at FIFTEENTHOUSANDNINE WOODMONT BOULEVARD, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing , a Horizontal Property Regime, of record in Instrument No. 20211015-0138907, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Cream City Development LLC, a Tennessee Limited Liability Company, by Warranty Deed from John Braswell, Trustee and Leigh Ann Braswell, Trustee of the John and Leigh Ann Braswell Trust Dated December 20, 2019, of record in Instrument No. 20210428-0056942, in the Register's Office of Davidson County, Tennessee, dated April 26, 2021 and recorded on April 28, 2021.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Clairmont Subdivision, as recorded in Plat Book 974, Page(s) 8.

- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 833, Page 127.

- Covenants, Conditions and Restrictions as set forth in Restrictions and Covenants recorded in Book 1001, Page 308.

- Covenants, Conditions and Restrictions as set forth in Change of Restrictions recorded in Book 1003, Page 511 and Book 1023, Page 407.

- Covenants, Conditions and Restrictions as set forth in Deed of Restrictions recorded in Instrument No. 20040106-0002042.

- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument No. 20211015-0138907, Register's Office for said County.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1509B Woodmont Blvd, Nashville, Tennessee 37215**.

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 22nd DAY OF OCTOBER, 2021.

Cream City Development, LLC

BY: _____
Josh Hellmer
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSH HELLMER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of CREAM CITY DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of October, 2021.

_____
Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

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