WARRANTY DEED

Karen Johnson Davidson County
Batch# 755439 DEEDWARR
11/16/2021 10:09:30 AM 4 pgs
Fees: $23.00 Taxes: $2,645.50
20211116-0152241

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nathaniel Taggart	SWBC Mortgage Corporation	Parcel ID: 082-12-0-158.00-000
(NAME) 906 Marina Street	(NAME) 9311 San Pedro Ave., Suite 100	
(ADDRESS) Nashville, TN 37206	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Citywide Development, LLC, a Tennessee Limited Liability Company, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nathaniel Taggart, an 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:

Property located in the 5th Councilmanic District of Nashville, Davidson County, Tennessee, being Part of Lot 164 on the Plan of Neill S. Brown's Addition to East Nashville of record in Plat Book 57, Page 50, Register's Office for Davidson County, Tennessee and being Parcel 158.00 on Davidson County Property Map 82-12, being more particularly described as follows:

Beginning at an Iron Rod (New) at the intersection of the southerly right-of-way of Marina Street (50' Right-of-Way) and the easterly right-of-way of Metro Alley No. 717 (15' Right-of-way); thence, following the southerly right-of-way of Marina Street, South 82 Degrees 23 Minutes 42 Seconds East, 95.00 Feet to an Iron Rod (Old), being the northwest corner of the property conveyed to MDHA of record in Deed Book 6933, Page 141, Register's Office for Davidson County, Tennessee; thence, following the Westerly boundary of said MDHA property, South 07 Degrees 32 Minutes 01 Seconds West, 93.68 Feet to an Iron Rod (Old); thence, South 65 Degrees 24 Minutes 51 Seconds West, 30.25 Feet to an Iron Rod (Old) on the easterly right-of-way

of Metro Alley No. 717; thence, following the easterly right-of-way of Metro Alley No. 717, North 24 Degrees 44 Minutes 06 Seconds West, 129.95 Feet to the Point of Beginning. Containing 6,415 square feet or 0.15 acre, according to survey dated May 7, 2020 by Jack Whitson, 1211 Deerfort Drive, Pegram, TN 37143 (TRLS 1732)

Being the same property conveyed Fletcher Heard and wife, Minerva B. Heard by Warranty Deed from Ready Brown and wife, Margaret T. Brown dated April 22, 1959 and recorded April 23, 1959 in Book 2902, Page 301, in said Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to G CO. Investments, LLC by Final Decree of Confirming Sale from Maria M. Sales, Clerk and Master dated July 20, 2018 and recorded October 19, 2018, as Instrument No. 20181019-0104082, in said Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Citywide Development, LLC, a Tennessee Limited Liability Company, By Quitclaim Deed from G Co. Investments, LLC, a Tennessee Limited Liability Company dated May 19, 2020 recorded May 27, 2020, of record as Instrument No. 20200527-0054585 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 906 Marina Street, Nashville, TN 37206

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 we do covenant with the said Grantees 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 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 our hands this 9th day of November, 2021.

Citywide Development, LLC

BY: _____
Steven A. DeSoto
It's Member

BY: _____
Stacy DeSoto
It's Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Steven A. DeSoto and Stacy DeSoto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he/she/they are the members of Citywide Development, LLC, a limited liability company, and that he/she/they are authorized by Citywide Development, LLC to execute this instrument on its behalf as such members.

Witness my hand and official seal, this the 9th day of November, 2021.

Notary Public
My Commission Expires: 8/12/24



(SEAL)

Certificate of Authenticity

I, Christie Daniels, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 9, 2021.

Date

Christie Daniels

Affiant Signature

November 10, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10 day of November, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY