RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd., Suite 203
Franklin, Tennessee 37069
File No.: QTN-3906-2021

Karen Johnson Davidson County
Batch# 757267 DEEDWARR
11/17/2021 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20211117-0153333

WARRANTY DEED

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2021.

NOTARY PUBLIC

My commission expires: 9/21/24

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel C. Burton 1 Music Circle South, Ste. 330 Nashville, TN 37203	Same address as new owner	092-10-0K-201-00 CO

FOR AND IN CONSIDERATION of the sum of ONE MILLION ONE HUNDRED THOUSAND AND 00/100 Dollars ($1,100,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **2809 DELAWARE AVENUE UNIT 201, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **DANIEL C. BURTON, AN UNMARRIED MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 201, The View at City Heights described in the Declaration of Covenants, Conditions and Restrictions for The View at City Heights of record in Instrument No. 20190111- 0003122, as amended in Instrument No. 20190114-0003775, of the Register's Office of Davidson County, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of The View at City Heights as stated in said Declaration. Said Unit is shown as part of Exhibit "C" to the Declaration of The View at City Heights The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at The View at City Heights, the property, co-owners and tenants, and the plat filed as Exhibit "C" to said Declaration, said Register's Office, are incorporated herein by reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said Unit.

Being the same property conveyed to 2809 Delaware Avenue Unit 201, LLC, a Tennessee limited liability company from E3 Construction Services, LLC, a Tennessee limited liability company, by Quitclaim Deed dated 06/17/2019 and recorded 06/18/2019 in Instrument No. 20190618-0058676, Register's Office of said County.

This conveyance is made subject to all matters as shown on the Declaration of Covenants, Conditions and Restrictions for The View at City Heights of record in Instrument No. 20190111- 0003122, as amended in Instrument No. 20190114-0003775; to

any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 2809 Delaware Avenue, Unit 201, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 8th day of November, 2021

GRANTOR(S)

2809 Delaware Avenue Unit 201, LLC, a Tennessee Limited Liability Company

By: _____
Max Khazanov, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 8th day of November, 2021, before me, appeared to me Max Khazanov, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of 2809 Delaware Unit 201, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said 2809 Delaware Unit 201, LLC and said Max Khazanov acknowledged said instrument to be the free act of deed of 2809 Delaware Unit 201, LLC.

WITNESS my hand and seal, this the 8th day of November, 2021.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

_____
Notary Public

_____
Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/8/21 (date of document).

Jennifer L. Pennell

11/8/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8 day of November, 2021.

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022