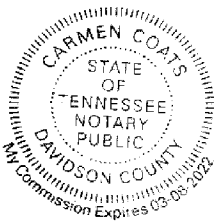
Karen Johnson Davidson County
Batch# 760473 DEEDWARR
11/24/2021 10:59:30 AM 4 pgs
Fees: $23.00 Taxes: $2,886.00
20211124-0156034

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $780,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of November, 2021.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
West Bend LLC	New Owner(s)	091-13-0-143.00
1326 4th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MONARCH PROPERTIES TN LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WEST BEND LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract: 1
Land in Davidson County, Tennessee, being Lot No. 8, Block "M" on the Plan of Final Layout of Crolywood Subdivision, Section II, of record in Plat Book 1130, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract: 2
Land in Davidson County, Tennessee, being Lot No. 7, and 9, Block "M" on the Plan of Final Layout of Crolywood Subdivision, Section II, of record in Plat Book 1130, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 1 and 2.
Being the same property conveyed to Mildred Charline Greer by Warranty deed from Gilbert L. Greer of record in Book 4263, page 200, Register's Office for Davidson County, Tennessee, dated May 08, 1968 and recorded on July 17, 1968.

Tract 1 and 2
Being the same property conveyed to Sears E. Counter, Jr and wife, Mildred C. Counter by Quitclaim deed from Mildred Charline Greer Counter of record in Book 5415, page 748, Register's Office for Davidson County, Tennessee, dated March 30, 1979 and recorded on April 05, 1979.

Tract 1 and 2
Being the same property conveyed to Sears E. Counter and wife, Mildred C. Counter by Quitclaim deed from Mildred Charline Greer Counter of record in Book 5511, page 56, Register's Office for Davidson County, Tennessee, dated October 08, 1979 and recorded on October 09, 1979.

Tract 1
Being the same property conveyed to Mildred C. Counter, Barry L. Counter and Stacy D. Steelman, as joint tenants with rights of survivorship by Quitclaim deed from Mildred C. Counter, widdowed of record in Instrument No. 20180712-0067445 Register's Office for Davidson County, Tennessee, dated July 03, 2018 and recorded on July 12, 2018.

Tract 1
Being the same property conveyed to Barry L. Counter and Stacy D. Steelman, tenants in common with right of survivorship by Quitclaim deed from Barry L. Counter and Stacy D. Steelman of record in Instrument No. 20200210-0015003 Register's Office for Davidson County, Tennessee, dated February 10, 2020 and recorded on February 10, 2020.

Tract 2
Being the same property conveyed to Barry L. Counter and Stacy D. Steelman, tenants in common with right of survivorship by Quitclaim deed from Barry L. Counter and Stacy D. Steelman of record in Instrument No. 20200210-0015004 Register's Office for Davidson County, Tennessee, dated February 10, 2020 and recorded on February 10, 2020.

Tract 1 and 2
Being the same property conveyed to Monarch Properties TN, LLC by Warranty deed from Barry L. Counter and Stacy D. Steelman of record in Instrument No. 20200930-0112938 Register's Office for Davidson County, Tennessee, dated September 28, 2020 and recorded on September 30, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 514 & 0 West Bend Drive, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of November, 2021.

Monarch Properties TN LLC, a Tennessee Limited Liability Company

By: Dallas H. Wilt
Dallas H. Wilt, President

By: Ann M. Schaefer
Ann M. Schaefer, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dallas H. Wilt, President and Ann M. Schaefer, Secretary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Monarch Properties TN, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 10th day of November, 2021.

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXP. 07/13/2021
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 7/13/2021

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/18/2021 (date of document).

Affiant Signature

11/18/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18th day of November, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025