Record Rtn WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 773092 DEEDWARR
12/13/2021 01:01:56 PM 2 pgs
Fees: $13.00 Taxes: $2,386.50

20211213-0164729

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00

Mary Ann Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 6-21-25
(AFFIX SEAL)

THOMAS L. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 372

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Lapsys	CapStar Bank	
(NAME)	(NAME)	
6110 B California Ave.	2002 Richard Jones Rd #300A	091 02 2J 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nash TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BOOKMEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDON LAPSYS**, 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:

Land in Davidson County, Tennessee, being Unit No. 2 of 6110 California Avenue Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Condition and Restrictions for 6110 California Avenue Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170517-0048760, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, Restrictive Covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6110 California Avenue Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 201705017-0048760, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part thereof the same as through copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Bookmen, LLC, a Tennessee limited liability company, by Warranty Deed from Neighborhood Properties, LLC, of record in Instrument No. 20170517-0048759, in the Register's Office of Davidson County, Tennessee, dated May 15, 2017 and recorded on May 17, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6110 B California Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 6th day of December, 2021.

BOOKMEN, LLC

BY: _____

L. ED GAW, JR., MEMBER-MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared L. Ed Gaw, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member-Manager of Bookmen, LLC the within named bargainor, a limited liability company and that he as such Member-Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member-Manager.

Witness my hand and official seal this 6th day of December, 2021.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

_____
Notary Public