Karen Johnson Davidson County
Batch# 773388 DEEDWARR
12/14/2021 10:21:39 AM 2 pgs
Fees: $13.00 Taxes: $2,442.00
20211214-0165110

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 21038149

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $660,000.00.

Affiant

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

Notary Public
My Commission Expires: 9-6-2

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Derek Hall and Stephanie Farmer	Watermark Capital, Inc.	Tax Parcel ID No.
1612 12th Avenue North	100 Spectrum Center Dr, Ste 150	081-11-0-552.00
Nashville TN 37208	Irvine, CA 92618	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harris Properties, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Derek Hall and Stephanie Farmer, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, b eing the Middle 1/3 of Lot No. 128 on the map of D.T. McGavock and others, Addition as of record in Book No. 21, Page 41, Register's Office Davidson County, Tennessee .

Said middle part of said Lot No. 128 fronts 33 1/3 feet on the Easterly side of 12th Avenue North, and runs back between parallel lines 154 feet to an alley.

Being part of the same property conveyed to HARRIS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from CITI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20201130-0138937, dated November 23, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 081-11-0-552.00.

Matters shown on the Plan of record in Plat Book 21, page 41, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20210825-0114923, said Register's Office.

This is improved property located at 1612 12th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of December, 2021.

Harris Properties, LLC

Member

By: Allen Chadwick Harris, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Allen Chadwick Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized member (or other officer authorized to execute the instrument) of Harris Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 10th day of December, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022