WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 685,000.00 .

State: Colorado
County: Arapahoe

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2022.

Notary Public

COMMISSION EXPIRES: 9-21-2023

LISA MARIE MADRIGAL
Notary Public
State of Colorado
Notary ID # 20154037299
My Commission Expires 09-21-2023

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 869485 **DEEDWARR**
06/10/2022 10:54:59 AM 2 pgs
Fees: $13.00 Taxes: $2,534.50

20220610-0066302

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erin E. Hattler, Brack G. Hattler and Rebecca J. Brock	Brack Hattler	083-12-0S-002-00
(NAME)	(NAME)	
2702 Meadow Rose Drive	2161 S. Dallas St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Denver CO 80231	
(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, I, **Green Door LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erin E. Hattler, a unmarried woman, and Brack G. Hattler and Rebecca J. Brock, husband and wife ,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 B of Homes at 2701 Eastland a Horizontal Property Regime with Private Elements as shown on Exhibit "B" of the Declaration of Covenants, Condition and Restrictions for Homes at 2701 Eastland, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-101m, et seq., of record in Instrument Number 20190911-0092107, Register's Office for Davidson County, Tennessee, and Bylaws appended thereto as Exhibit "C", said Register's Office are incorporated herein by reference and made a part thereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.

Being the same property conveyed to Green Door, LLC, a Tennessee limited liability company by Quitclaim Deed from Gerald Bequette of record in Instrument No. 20210422-0054306, dated September 30, 2020 and recorded April 22, 2021, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2702 Meadow Rose Drive (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town)(State0) | 37206 (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, successors 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, successors 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 3rd day of June, 2022.

Green Door LLC, a Tennessee Limited Liability Company

By: _____
Gerald Bequette, Operating Manager

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Gerald Bequette**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Operating Manager of Green Door, LLC** (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Operating Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Operating Manager.

WITNESS my hand and seal this 3rd day of June, 2022.

_____
Notary Public

Commission Expires: 9/21/2024

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TAC-22-2702