WARRANTY DEED

Karen Johnson Davidson County
Batch# 933760 DEEDWARR
10/26/2022 10:21:24 AM 2 pgs
Fees: $13.00 Taxes: $3,459.50

20221026-0115904

B-SH-22-627-6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $935,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 11.24.2024
(AFFIX SEAL)

PATRICE MORGAN NOTARY PUBLIC GEORGIA GWINNETT COUNTY EXPIRES 11/24/2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Holt Legacy, LLC, a Tennessee limited liability company	Same as new owner	
(NAME)	(NAME)	092-10-0F-006.00-CO
909 East Cynthia Trail		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CRAFTON PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOLT LEGACY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6 on the Plan of 27N at City Heights Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20170523-0051197, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tyler N. Crafton, a married man by Warranty deed from Mailbox Money LLC, a Tennessee limited liability company of record in Instrument No. 20190719-0070888 Register's Office for Davidson County, Tennessee, dated July 17, 2019 and recorded on July 19, 2019.

Being the same property conveyed to Tyler N. Crafton and Tracy Crafton, husband and wife by Quitclaim deed from Tyler N. Crafton, a married man of record in Instrument No. 20190729-0074408 Register's Office for Davidson County, Tennessee, dated July 24, 2019 and recorded on July 29, 2019.

Being the same property conveyed to Crafton Properties, LLC, a Georgia limited liability company by Quitclaim deed from Tyler N. Crafton and Tracy Crafton, husband and wife of record in Instrument No. 20190730-0074972 Register's Office for Davidson County, Tennessee, dated July 24, 2019 and recorded on July 30, 2019.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 91, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of 27N at City Heights Townhomes of record in Instrument Number 20170523-0051197, Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Instrument No. 20170609-0057938, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Street Right of Way to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20170419-0038484, Register's Office for Davidson County, Tennessee.
- Dedication or Restrictions and Covenants for Stormwater Facilities and Systems (which voids and vacates Instrument No. 20170417-0036601) of record in Instrument No. 20170428-0042065, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20170609-0057995, Register's Office for Davidson County,

Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **627 27th Avenue North #6, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 21st DAY OF OCTOBER, 2022.

Crafton Properties, ~~LLC, a~~ Georgia limited liability company

BY: [redacted]
Tyler N. Crafton
Sole Member

STATE OF Georgia

COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TYLER N. CRAFTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of CRAFTON PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of October, 2022.

Notary Public
My Commission Expires: 11.24.2024
(SEAL)

PATRICE MORGAN NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA 11/24/2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212