THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Andrew Swann and Kaitlyn Natchez
883 Industrial Drive
Nashville, TN 37138
SEND TAX BILLS TO:
Same as new owners

Karen Johnson Davidson County
Batch# 985552 **DEEDWARR**
03/28/2023 10:30:55 AM 2 pgs
Fees: $13.00 Taxes: $1,413.40

20230328-0022409

WARRANTY DEED

(Map 044-09-0B; Parcel 087.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **BRYCE EVANS, AN UNMARRIED MAN**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **ANDREW SWANN, A SINGLE MAN AND KAITLYN NATCHEZ, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, Tennessee, being Unit No. 87, The Rowhouses at Robinson Road, Phase 2, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385; amended in Instrument Nos. 20190627-0062402; Instrument No. 20200116-0005698; Instrument No. 20201203-0140753; Instrument No. 20210224-0022939; Instrument No. 20210825-0115036 and Attorney's Certificate in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the Fourth Amendment of record in Instrument No. 20210224-0022939, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Bryce Evans, an unmarried man, by Special Warranty Deed dated December 15, 2021, from Craighead Partners, LLC, a Tennessee limited liability company, recorded December 16, 2021, in Instrument No. 20211216-0166233, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 883 Industrial Drive, Nashville, TN 37138.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-UR-23-883

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor 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 as noted herein, and for the 2023 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 23 day of March, 2023.

Bryce Evans
BRYCE EVANS

STATE OF North Carolina)
COUNTY OF Buncombe)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bryce Evans, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 day of March, 2023.

Cheryl Parks
Notary Public

My Commission Expires: 08/13/2025

(SEAL)

CHERYL PARKS
NOTARY PUBLIC
Buncombe County
North Carolina
My Commission Expires Aug. 13, 2025

AFFIDAVIT

STATE OF North Carolina)
COUNTY OF Buncombe)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $382,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bryce Evans
Affiant

Subscribed and sworn to before me this 23rd day of March, 2023.

Cheryl Parks
Notary Public

My commission Expires: 08/13/2025

File No. GTS1-2023-62

CHERYL PARKS
NOTARY PUBLIC
Buncombe County
North Carolina
My Commission Expires Aug. 13, 2025