Karen Johnson Davidson County
Batch# 996367 DEEDWARRSP
04/26/2023 11 42 05 AM 2 pgs
Fees $13 00 Taxes $5,735 00

20230426-0030645

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
W Lewis Garrison, Jr and Remy C Garrison 112 47th Avenue North Nashville, TN 37209	NEW OWNER	103-04-3-B-002.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Richland Building Partners, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do hereby transfer and convey unto **W. Lewis Garrison, Jr. and Remy C. Garrison**, hereinafter called GRANTEE(S), 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 112, of 110 47th AVENUE NORTH TOWNHOMES, a Horizontal Property Regime (with Private Elements), established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No 20210205-0017157, as amended in Instrument No 20210913-0122508, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description

Being part of the same property conveyed to The David W Gaw Family Limited Partnership by Warranty Deed dated 10/16/1992 from Century III Residential - 82 Ltd , a partnership, of record in Book 8760, page 752, Register's Office for Davidson County, Tennessee The David W Gaw Family Limited Partnership having since changed its name to G E P , LP, was the non-surviving entity in a merger with SEG Investments, LP SEG Investments, LP is the successor in interest to The David W Gaw Family Limited Partnership

Being part of the same property conveyed to Richland Building Partners, LLC, a Tennessee limited liability company by Warranty Deed dated 02/04/2021 from SEG Investments, LP, a Tennessee limited partnership, as successor in interest to The David W. Gaw Family Limited Partnership, of record in Instrument No 20210205-0016994, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This conveyance is subject to the taxes for the current year and subsequent years, any and all easements and/or restrictions of record, and all matters shown on the plan of record, all in the said Register's Office

This is unimproved ☐ improved ☒ 112 47th Avenue North, Nashville, TN 37209

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever, and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Matters shown on plat of record in Plat Book 5190, Page 398, Register's Office for Davidson County, Tennessee DCCRs of record in Instrument No. 20210205-0017157, as amended in Instrument No 20210913 0122508, Register's Office for Davidson County, Tennessee Easements retained by Metropolitan Government as set forth in Ordinance No 79-20, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee Deeds of conveyance for sewer and water mains of record in Book 5613, Page 211 and Book 5626, Page 828, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 6129, Page 697, Register's Office for Davidson County, Tennessee Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20221117-0122366, Register's Office for Davidson County, Tennessee

Witness my/our hand(s) this 21st day of April, 2023

Richland Building Partners, LLC, a Tennessee limited liability company

BY: _____
Christopher Barnhizer, as authorized agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Christopher Barnhizer, with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a authorized agent (or other officer authorized to execute the instrument) of Richland Building Partners, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that as such Member executed the foregoing instrument for the purposees therein contained, by signing the name of the limited liability company by himself/herself as a Member

Witness my hand and seal, at office, this 21st day of April, 2023

_____
Notary Public

My Commission Expires. 4/10/27

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064