WARRANTY DEED

Karen Johnson Davidson County
Batch# 1003663 DEEDWARR
05/16/2023 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.13
20230516-0036408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(AFFIX SEAL)

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

File #23-PA-1520-P

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jill Capps	**New Owner**	
(NAME)	(NAME)	**051 06 0C 006.00**
1520 Yarra Street		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **CITYLIVING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JILL ROBBIE CAPPS, UNMARRIED,** 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, The Yarra, a Horizontal Property Regime with Private Elements as shown in the Declaration of Covenants, Conditions and Restrictions for The Yarra, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210408-0046599, as amended by First Amendment recorded in Instrument No. 20211104-0147768, 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 Cityliving Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Townhomes on Graycroft, GP, a Tennessee Partnership, of record in Instrument No. 20221219-0130658, in the Register's Office of Davidson County, Tennessee, dated December 14, 2022, and recorded on December 19, 2022.

Being part of the same property conveyed to Townhomes on Graycroft LLC, a Tennessee limited liability company, by Special Warranty Deed from Due West Towers LLC, a Tennessee limited liability company, of record in Instrument No. 20201116-0135005, in the Register's Office of Davidson County, Tennessee, dated November 10, 2020, and recorded on November 16, 2020.

This conveyance is subject to:
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210408-0046599, as amended in Instrument No. 20211104-0147768.
*Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20210616-0081069.
*Easement recorded in Book 2336, Page 358.
*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3839, Page 951; Book 4067, Page 959; Book 4067, Page 963 and Book 7397, Page 887.

*Easement for Overhead Line, recorded in Book 5294, Page 394 and Instrument No. 20220120-0007692.
*Easement for Right of Way, recorded in Book 2454, Page 536; Book 7756, Page 726; Book 7756, Page 728; Book 8312, Page 772 and Instrument No. 20020125-0010539.
*Easement for Utility Pole Anchor Purposes, recorded in Book 8527, Page 733.
*Easement for Access, recorded in Instrument No. 20010216-0015188, as amended in Instrument No. 20040824-0102200 and Instrument No. 20201013-0118638.
*Easement for Water Main, recorded in Instrument No. 20021004-0121383.
*Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Instrument No. 20021211-0152941.
*Easement for Temporary Grading and Construction, recorded in Instrument No. 20201116-0135007.
*Easement for Utility, recorded in Instrument No. 20201116-0135008.
*Easement for Parking and Landscape, recorded in Instrument No. 20210514-0065156.
*Easement for Ingress and Egress, recorded in Instrument No. 20210519-0067824.
*Right of Way Agreement as set forth in instrument recorded in Book 6928, Page 969.
*Confirmation of Boundary Line as set forth in instrument recorded in Instrument No. 20201116-0135003.
*All of the terms and provisions set forth and contained in that certain Lease between Due West Towers LLC, a Tennessee limited liability company, Lessor, and CRJ Event Center LLC, a Tennessee limited liability company, Lessee, a memorandum of which is recorded in Instrument No. 20160608-0058132, as amended in Instrument No. 20200622-0067097, Instrument No. 20200626-0069037, Instrument No. 20201116-0135004, Instrument No. 20210804-0104948 and Instrument No. 20220303-0024556.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1520 Yarra Street, Madison, TN 37115**.

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 15th day of May, 2023.

CityLiving Group, LLC, a Tennessee Limited Liability Company

By: MDK
Mark Deutschmann, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Mark Deutschmann, President of CityLiving Group, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of CityLiving Group, LLC, the within named bargainor, a Limited Liability Company, and that such Mark Deutschmann, President of CityLiving Group, LLC as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal this 15 day of May, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 15th day of May, 2023.

Affiant Signature
Date 05/15/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15th day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON