This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $463,500 00

Affiant

Subscribed and sworn before me this the 13 day of July, 2023

Notary Public
My commission expires 9-21-26

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson
Batch# 1026272
07/14/2023 09 42 52 AM
Fees: $13 00 Taxes $1,714 95

Davidson County
DEEDWARR
2 pgs

20230714-0053978

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Celesta Rhea Bargatze and Derek Stephen Bargatze 317 Capital St Old Hickory, TN 37138	Luminate Home Loans, Inc 2523 S Wayzata Blvd Ste 200 Minneapolis, MN 55405	063-08-0Q 002 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MORGAN WEBB GROSCH, AND OLIVER BLAKE GROSCH, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CELESTA RHEA BARGATZE, AND DEREK STEPHEN BARGATZE, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Unit 317 of 315-317 Capital Street, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No 20200212-0016158, as amended in Instrument No 20200903-0100268, Register's Office for said County, and being shown on plan attached thereto as Exhibit B, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Morgan Webb Grosch and Oliver Blake Grosch, husband and wife, by deed dated 01/12/2021, from Capital Development Partners, LLC, of record in Instrument No 20210113-0006048, Register's Office for said County

Also being a portion of the same property conveyed to Capital Development Partners, LLC, a Tennessee Limited Liability Company, by deed dated 02/27/2020, from On the Horizon Homes, LLC, a Nevada Limited Liability Company, of record in Instrument No 20200228-0022325, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 317 Capital St , Old Hickory, TN 37138

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/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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

MG

OBG

Witness my hand this the 13th day of July, 2023

Morgan Webb Grosch

Morgan Webb Grosch

Oliver Blake Grosch

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Morgan Webb Grosch, and Oliver Blake Grosch and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 13th day of July, 2023

My commission expires

9-7-26

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC BENJAMIN SEAMON DAVIDSON COUNTY