Karen Johnson Davidson County
Batch# 1086515 DEEDWARRSP
12/29/2023 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $8,510.00
20231229-0100104

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 4-12-27
(AFFIX SEAL)

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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).
1514, LLC, a Tennessee Limited Liability Company 127 SE Parkway Court Franklin, TN 37064	1514, LLC, a Tennessee Limited Liability Company 127 SE Parkway Court Franklin, TN 37064	**117-12-0-160.00**

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, **Fort Capital, LLC, a Tennessee Limited Liability Company, 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 **1514, LLC, a Tennessee Limited Liability Company**, hereinafter called GRANTEE(S), their successors 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 Lot No. 33, and the Westerly 15 feet of Lot No. 32, of Block M, on the plan of MAPLEHURST, of record in Plat Book 843, Pages 22-23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said property fronts together 65 on the Northerly margin of Grandview Drive and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Fort Capital, LLC, a Tennessee limited liability company by Warranty Deed dated 04/06/2022 from White Goat Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20220408-0041352, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to White Goat Holdings, LLC, a Tennessee limited liability company by Warranty Deed dated 10/18/2021 from Robert M. Parten and wife, Cynthia A. Parten of record in Instrument No. 20211021-0141209 , Register's Office for Davidson County, Tennessee

This conveyance is subject to:

Matters shown on plat of record in Plat Book 843, Pages 22-23, Register's Office for Davidson County, Tennessee. Deed of Conveyance for sanitary sewer of record in Book 5011, Page 673, Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20230830-0068018, 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 ☒ property known as 1514 Grandview Drive, Nashville, TN 37215.

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 successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 27th day of December, 2023.

Fort Capital, LLC, a Tennessee Limited Liability Company

BY: _____
Byran Fort, member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Byran Fort, 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 member (or other officer authorized to execute the instrument) of Fort Capital, 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 27th day of December, 2023.

_____
Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 27th day of December, 2023

K. Thomas Sidwell
Date: 12-27-23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 27th day of December 2023

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

