WARRANTY DEED

Karen Johnson
Batch # 1148431
06/18/2024 11:29:26 AM
Fees: $13.00 Taxes: $666.00

Davidson County
DEEDWARR
2 pgs

20240618-0045796

NATALIE KATHERINE TAYLOR
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/9/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
CityHouse Properties, LLC	SAME	148-13-100.00
(NAME)	(NAME)	
316 Fairlane Drive	1026 MIDDLETON LN	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	GALLATIN, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20240974

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Bruce N. Degges, a single person,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **CityHouse Properties, LLC, a Wyoming limited liability company,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 5th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 271 on the Plan of Fairlane Park Section III of record in Plat Book 2331, pages 145-146, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Bruce N. Degges, single, by Warranty Deed from Ira D. Degges and wife, Vonnie Faye Degges, dated 12/09/1999 and filed of record in Instrument No. 19991230-0309009, Register's Office for Davidson County, Tennessee.

And also made subject to easement appearing of record in Deed Book 243, page 370, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 316 Fairlane Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of June, 2024.

Bruce N. Degges

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Bruce N. Degges, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th of June, 2024.

Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY