WARRANTY DEED

PAUL E. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

J-NP-17-1503-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $649,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert K. Taylor	**New Owner**	
(NAME)	(NAME)	**105-01-1B-002.00**
1503 South St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **NASHVILLE PARTNERS GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT K. TAYLOR,** 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.1503, South Street Residences, described in a Declaration of Covenants, Conditions and Restrictions in Instrument No 20160712-0071149, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants are incorporated here by reference and made a part of the same as though copied herein for a more complete identification and description of said Units.

Being a portion of the same property conveyed to NASHVILLE PARTNERS, GP, by deed from ANDREW WEHBY, UNMARRIED AND WC SOUTH PROPERTIES, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160204-0011084, dated February 2, 2016, said Register's Office.

This conveyance is subject to:
- County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SOUTH STREET RESIDENCES AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, as recorded in Plat Book 4350, Page(s) 117, in the Register's Office, Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 4561, Page 145, in the Register's Office, Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE-PLAT OF LOT 1 ON THE PLAN OF SECTION NINETEEN, EDGEHILL ESTATES, as recorded in Instrument No. 20160523-0051304, in the Register's Office, Davidson County, Tennessee , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SOUTH STREET RESIDENCES AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, as recorded in Exhibit C, Instrument No. 20160712-0071149, in the Register's Office, Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to

Bill Garrett Davidson County
Batch# 25358 DEEDWARR
11/14/2017 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $3,144.63
20171114-0116754

the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Declaration of Covenants; Conditions and Restrictions recorded in Instrument No. 20160712-0071149, in the Register's Office, Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Terms and provisions of By-Laws of SOUTH STREET RESIDENCES AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded in Instrument No. 20160712-0071149 .
- Charter on Edgehill Estates Homeowners Association of record in Book 7526, Page 624, in the Register's Office, Davidson County, Tennessee.
- Charter on Edgehill Estates Homeowners Association of record at Instrument No. 20160722-0075531 in the Register's Office, Davidson County, Tennessee.
- Charter on Edgehill Estates Homeowners Association of record at Instrument No. 20160722-0075535 in the Register's Office, Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers, recorded in Instrument No. 20170517-0048718, in the Register's Office, Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1503 South St., Nashville, Tennessee 37212**.

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 9th DAY OF NOVEMBER, 2017.

Nashville Partners GP

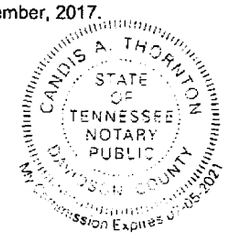
BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, signing for NASHVILLE PARTNERS GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of NASHVILLE PARTNERS GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of November, 2017.

_____
Notary Public
My Commission Expires: 7-5-2021
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21
Notary' Seal (if on paper)

