Bill Garrett Davidson County
Batch# 71291 DEEDWARR
03/20/2018 11:12:49 AM 2 pgs
Fees: $13.00 Taxes: $5,827.50
20180320-0026096

Warranty Deed

EMILY MARGARET CROWDER NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,575,000.00 Affiant Subscribed and sworn to before me, this the 19th day of March, 2018. Notary Public My commission expires 5-5-2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Studio UX, LLC	NEW OWNER	
1212 Laurel Street, Unit 1201		093-09-0C-118.00-CO
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **DAVID DZICZKOWSKI, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STUDIO UX, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit 1201 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781 and Amended in Instrument No. 20160614-0060193, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to David Dziczkowski by Special Warranty deed from Laurel Property, LLC, a Delaware Limited Liability Company of record in Instrument No. 20150112-0003235 Register's Office for Davidson County, Tennessee, dated January 08, 2015 and recorded on January 12, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1212 Laurel Street, Unit 1201, Nashville, TN 37203.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of March, 2018.

David Dziczkowski

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Dziczkowski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of March, 2018.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018