WARRANTY DEED

Bill Garrett Davidson County
Batch# 87595 DEEDWARR
05/02/2018 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20180502-0041944

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/3/19 (AFFIX SEAL)

CASSIE LOVVORN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

W-FSBO-18-222

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)
Hey Y'all Nashville, LLC	Hey Y'all Nashville, LLC	
(NAME) **222 Polk Avenue, Unit 301**	(NAME) 222 Polk Avenue #401	**093-05-2A-112.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) Nashville, TN 37203	
(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, **ALEXANDER Y. WAGNER, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEY Y'ALL NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

A certain Parcel of Land, together with all tenements, hereditaments and Appurtenances thereto located in Davidson county, Tennessee, more particularly described as follows: Being Unit Number 301 on the plan of Watauga Condominiums (formerly known as Polk Manor Condominium), Created under Title 66, Chapter 27, Section 101 Et seq., as amended in Tennessee Code Annotated, and as established by Master Deed of record in Book 6339, Page 281 and amended in Book 6697, Page 889, and amended and Restated in Instrument Number 20061025-0132105, register's office for Davidson county, Tennessee. Together with an undivided percentage in the Common elements appurtenant to said Units, as set forth in the Master Deed and Bylaws, for a more complete identification and description of Said units.

Being the same property conveyed to Alexander Y. Wagner, a single person by Warranty Deed from Amy Hardy of record in Instrument No. 20130605-0056878 Register's Office for Davidson County, Tennessee, dated May 31, 2013 and recorded on June 05, 2013.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of Watauga Condominium (fka Polk Manor Condominium)of record in Book 6339, Page 281, as amended in Book 6697, Page 889 and amended and restated in Instrument No. 20061025-0132105, Register's Office for Davidson County, Tennessee.
- By-Laws of Polk Manor Homeowners Association, Inc. of record in Book 6339, Page 296, in the Register's Office for Davidson County, Tennessee.
- Charter of Watauga Condominiums Homeowner's Association, Inc. of record in Instrument Number 20061005-0123859, in the Register's Office for Davidson County, Tennessee.
- Charter of Watauga Condominiums, Inc. of record in Instrument Number 20061017-0128710, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20130605-0056878 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **222 Polk Avenue, Unit 301, Nashville, Tennessee 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), 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 30th DAY OF APRIL, 2018.

Alexander Y. Wagner by Laura Mitchell, Attorney-in-fact

Alexander Y. Wagner by Laura Mitchell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ALEXANDER Y. WAGNER, and who acknowledged he/she/they executed the same as the free act and deed of the said ALEXANDER Y. WAGNER.

Witness my hand and official seal, this the 30th of April, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

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

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY