WARRANTY DEED

Bill Garrett Davidson County
Batch# 102370 DEEDWARR
06/08/2018 10:43:17 AM 2 pgs
Fees: $13.00 Taxes: $320.05

20180608-0055182

A-AR-18-323-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

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)
Nancy Stein	**New Owner**	
(NAME)	(NAME)	**043-13-0A-040.00-CO**
323 Forrest Park Rd 3-8		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **1242 PROPERTIES SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NANCY STEIN, A SINGLE WOMAN,** 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:

Being apartment Unit Number 3-8, of Robin Hood Condominium created under Title 64, Sections 27 01 , et seq , as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed in Book 5388, Page 524, Register's Office for Davidson County, Tennessee , reference being made to the said Master Deed, Exhibit "A" and Exhibit "A-I", thereto for a specific identification and description of the apartment herein conveyed, and as shown on the Plat of Robin Hood Condominium Apartments, of record in Book 5200, page 124, said Register's Office, to which reference is hereby made.

Being the same property conveyed to 1242 Property Solutions, LLC, a Tennessee Limited Liability Company by Warranty deed from Kelly Franklin Sanders, Trustee of the Kelly Franklin Sanders Trust dated August 21, 2013 of record in Instrument No. 20171227-0130963 Register's Office for Davidson County, Tennessee, dated August 21, 2013 and recorded on December 27, 2017.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 124, Register's Office for Davidson County, Tennessee.
- The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Robin Hood Condominiums, and recorded in Book 5388, page 524 amended in Book 6569, page 149 and Book 11399, page 660, Register's Office for Davidson County, Tennessee.

Bylaws as shown of record in said Master Deed.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 3436, page 486.
- Charter of Robin Hood Condominiums Homeowner's Association of record in Book 5383, page 314.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **323 Forrest Park Rd. 3-8, Madison, Tennessee 37115**.

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 5 DAY OF JUNE, 2018.

1242 Properties Solutions, LLC, a Tennessee Limited Liability Company

BY: _____
Ben Dubose
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEN DUBOSE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of 1242 PROPERTIES SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of June, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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