# WARRANTY DEED

Bill Garrett Davidson County
Batch# 106957 DEEDWARR
06/20/2018 03:30:51 PM 2 pgs
Fees: $13.00 Taxes: $1,146.63

20180620-0059653

G-ALLOY-17-414

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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) |
|---|---|---|
| **Ted B. Edwards and Lisa H. Edwards** | **New Owner** | |
| (NAME) | (NAME) | |
| **3 Legare Court** | | **105-12-0-B-075.00CO** |
| (ADDRESS) | (ADDRESS) | |
| **Clinton, MS 39056** | | |
| (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, **ALLOY, 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 **TED B. EDWARDS AND LISA H. EDWARDS, HUSBAND AND WIFE,** 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 414 of Alloy Condominium, described in the Declaration for Alloy Condominium, of record in Instrument No. 20161123-0123972, amended in Instrument No. 20170616-0060696 and 20180530-0051643, 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, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Alloy, LLC, a Tennessee limited liability company, by Special Warranty Deed from LVH2, LLC, a Tennessee limited liability company, recorded November 23, 2016 in Instrument No. 20161123-0123974; further being part of the same property conveyed to LVH2, LLC, a Tennessee limited liability company, by Quitclaim Deed to Consolidate Map and Parcels, from LVH2, LLC, a Tennessee limited company, recorded May 18, 2016 in Instrument No. 20160518-0049712 and further being part of the same property conveyed to LVH2, LLC, a Tennessee limited liability company by Warranty Deed from Heavy and Specialized Haulers, Inc., a Tennessee corporation, recorded March 23, 2015 in Instrument No. 20150323-0024528, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Fairview Park, Section One, as recorded in Plat Book 4660, Page 169.

• Taxes for 2018 and subsequent years a lien not yet due and payable.
• Subject to Declaration of Alloy Condominium of record in Instrument No. 20161123-0123972, amended in Instrument Nos. 20170616-0060696 and 20180530-0051643, and Partial Assignment of Declarant's Rights of record in Instrument No. 20161123-0123977, Register's Office for Davidson County, Tennessee.

• Subject to Declaration of Alloy-Bongo Master Condominium of record in Instrument No. 20161012-0108018, Register's Office for Davidson County, Tennessee.

• Charter of Homeowner's Association of record in Instrument No. 20161123-0123973, Register's Office for Davidson County, Tennessee.

• Easement for Public Utilities and Drainage of record in Deed in Book 5229, Page 212, Register's Office for Davidson County, Tennessee.

• Easement for Underground Cable of record in Book 10219, Page 374, Register's Office for Davidson County, Tennessee.

• Easement to U.S. Sprint Telecommunications of record in Instrument No. 20140114-0003778 and Affidavit

of record in Instrument No. 20140416-0031703, Register's Office for Davidson County, Tennessee.

- Easement to Comcast of record in Instrument No. 20171127-0120866, Register's Office for Davidson County, Tennessee.
- Subject to Charter Right-of-Way of Louisville and Nashville Railroad.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **400 Herron Drive #414, Nashville, Tennessee 37210**.

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 18 DAY OF JUNE, 2018.

Alloy, LLC, a Tennessee Limited Liability Company

BY:_____
Jenn Garrett
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENN GARRETT, 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 AUTHORIZED AGENT of ALLOY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of June, 2018.

_____
Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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