WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2018

Notary Public

MY COMMISSION EXPIRES 3/15/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Allan Rankin Kevin M. Rankin	New Owner	093 13 0D 088.00
(NAME)	(NAME)	Bill Garrett Davidson County Batch# 107114 **DEEDWARR** 06/21/2018 10:33:48 AM 2 pgs Fees: $13.00 Taxes: $1,531.80
700 12th Ave. S, 1002		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180621-0059900

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tina J. Newgarden, a single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William Allan Rankin, an unmarried man and Kevin M. Rankin, a married man,** hereinafter called the GRANTEES, their heirs and assigns, a 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. R1002, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument Number 20081223-0122167, as amended by Instrument Number 20090213-0012915, Instrument Number 20090316-0023301, Instrument Number 20090325-0026808, Instrument Number 20090827-0080784 and Instrument Number 20121017-0095418, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument Number 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Tina J. Newgarden, a single woman, by Warranty Deed from Wall-2-Wall Ventures, LLC, a Tennessee limited liability company, dated January 6, 2017 and recorded January 12, 2017 in Instrument Number 20170112-0003716, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the 2018 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to the plan of record in Instrument 20081223-0122167, at Exhibit B, said Register's Office.

Subject to Master Deed and By-Laws appended thereto of record in Instrument Number 20081223-0122167, as amended by Instrument Number 20090213-0012915, Instrument Number 20090316-0023301, Instrument Number 20090325-0026808, Instrument Number 20090827-0080784 and Instrument Number 20121017-0095418, said Register's Office.

Subject to HOA Charter of record in Instrument Number 20090828-0080937 and Instrument Number 20081223-0122305, said Register's Office.

Subject to Sanitary Sewer Easement of record in Instrument Number 20060615-0071498; Grant of Easement to Comcast of record in Instrument Number 20120521-0043895; Storm Water Detention Agreement of record in Instrument Number 20060615-0071504 and Easement of record in Book 4643, Page 498, said Register's Office

unimproved ☐

This is improved ☑ property, known as 700 12th Ave. S, 1002, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 20th day of June, 2018.

Tina J. Newgarden

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019

State of Tennessee
County of Sumner

Personally appeared before me Tina J. Newgarden, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of June, 2018.

Notary Public
My Commission Expires: 6/18/19

File No.: 20181766