Bill Garrett Davidson County
Batch# 119394 DEEDWARR
07/23/2018 03:22:29 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20180723-0071720

Warranty Deed

KRISTIAN BOOTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 20, 2019	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $625,000. Affiant Subscribed and sworn to before me, this the 10th day of July, 2018. Notary Public My commission expires: 8-20-19

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
ROT 81W, LLC		
1918 Blair Blvd, Suite A	New Owner	116-03-0A-069.00-CO
Nashville, TN 37212		116-03-0A-07.00-CO

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, **J. W. CHENAULT SANDERS, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROT 81W, 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 apartment unit located within the Royal Oaks Tower, a horizontal property regime in Nashville, Tennessee, as follows:

Being Apartment No. 81W and Parking Space No. 7 on the plan of Royal Oaks Tower Condominium Apartments, as of record in Book 4460, Page 189, to which plan reference is here made for a more complete description and portrayal of said Apartment No. 81W.

Together with an undivided 2.45354% interest in all common elements, both general and limited, including easements for ingress and egress, in anywise appertaining to said Apartment No. 81W.

And together with, but subject to, all rights, covenants, restrictions, easements, options, burdens, assessments, provisions and conditions established by and contained in (1) The plan of Royal Oaks, of record in Book 4300, Page 201, (2) The aforesaid plan of Royal Oaks Tower Condominium Apartments, of record in Book 4460, Page 189, (3) The master deed establishing a horizontal property regime known as " The Royal Oaks Towers", of record in Book 4710, Page 901, as amended in Book 4798, Page 813, (4) The Bylaws of the association of owners of Royal Oaks Towers, of record in Book 4710, Page 915, and (5) The provisions of the "Horizontal Property Act" , Tennessee code annotated, sec. 64-2701, et seq.; all of which the said grantees agree to observe, perform and to be bound by.

As to the Unit: Being the same property conveyed to J.W. Chenault Sanders, unmarried by Warranty deed from Jason W. Owen, unmarried of record in Instrument No.

20060222-0020690 Register's Office for Davidson County, Tennessee, dated February 17, 2006 and recorded on February 22, 2005.

As to the Parking Space: Being the same property conveyed to J.W. Chenault Sanders by Quitclaim Deed from Mark Tanzer, of record in Instrument No. 20100121-0005483, Register's Office for Davidson County, Tennessee, dated December 11, 2009 and recorded on January 21, 2010.

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.

The address of the herein described property is believed to be 4505 Harding Pike, Unit 81W, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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 10th day of July, 2018.

J. W. Chenault Sanders

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 J. W. Chenault Sanders, 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 10th day of July, 2018

Notary Public

My Commission Expires: 5-3-21

