WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 135856 DEEDWARR
09/04/2018 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50

20180904-0087012

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $335,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF AUGUST, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/22/2020

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9572

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ashley R. LeGrande	Legends Bank	PART OF : 11802029500
2407 8th AveS, 511	310 N. First Street	NEW TAX #: 118021K51100CO
Nashville, TN 37204	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

DUSTIN RYAN LEMASTERS, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ASHLEY R. LEGRANDE, UNMARRIED

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 511, Eighth South Residences, a Residential Condominium described in the Master Declaration for Eighth South Residences, a Residential Condominium of record in Instrument No. 20170619-0061466 of the Register's Office of Davidson County, Tennessee which is a unit of the Eighth South Mixed-Use Condominium established by Master Deed of Eighth South Mixed-Use Condominium recorded in Instrument No. 20170619-0061465 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of the Eighth South Residences and Eighth South Mixed-Use Condominium as stated in said Master Declarations. Said Unit is shown as part of Exhibit "B" to the Master Declaration of Eighth South Residences, a Residential Condominium and is a condominium form of ownership established in the manner provided by the provisions of Tennessee Code Annotated Title 66, Chapter 27, Section 201 et seq. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at Eighth South Residences and Eighth South Mixed-use Condominium, the property, co-owners and tenants, and the plat filed as Exhibit "B" to said Master Declaration, said Register's Office, are incorporated herein by reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Eighth South, LLC, a Tennessee limited liability company, by Special Warranty Deed dated September 3, 2014, of record in Instrument No. 20140904-0080996, and by Quitclaim Deed of record in Instrument No. 20140904-0080997, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dustin Ryan LeMasters, an unmarried man by Warranty Deed from Eighth South, LLC, a Tennessee limited liability company, recorded on the 2nd day of March, 2018 in Instrument No. 20180302-0019727, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument No. 20020702-0079601 and Instrument No. 20151007-0102052 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Declaration of Covenants, Conditions and Restrictions for Broadstone Eighth recorded at Instrument No. 20151021-0107308, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into theMaster Declaration for Eighth South Mixed-Use Condominium of record in Instrument No. 20170619-0061456 ; also subject to easements, rights and interests 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.

6. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Declaration for Eighth South Residences, a Residential Condominium of record in Instrument No. 20170619-0061466 ; also subject to easements, rights and interests 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.

7. Easement for right of way for highway purposes, recorded in Book 1001, Page 105.

8. Easement recorded in Book 2746, Page 414.

9. Agreement to close an abandoned alley and conveyance of ingress and egress easements to same as set forth in instrument recorded in Book 1300, Page 567.

10. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 4182, Page 910 and Book 4182, Page 906.

11. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances as set forth in instrument recorded in Instrument No. 20150730-0075029.

12. Reciprocal Easement Agreement Relating to Parking Garages as set forth in instrument recorded in Instrument No. 20151021-0107311.

13. Development and Access Easement Agreement as set forth in instrument recorded in Instrument No. 20151021-0107312.

14. Easement Agreement recorded at Instrument No. 20160926-0101241.

15. Nashville Gas and Heating Right of Way recorded in Book 1848, Page 459 and Book 1848, Page 462.

16. Matters shown on the survey of the property dated 10/14/2015 and certified by Kenneth D. Church (RLS No. 1004), Survey Manager of Gresham Smith and Partners (Gresham Smith and Partners' Project No. 40491.00 Date: 8/07/2015).

17. Inspection and Maintenance Agreement recorded at Instrument No. 20180130-0009394.

18. Quitclaim Deed for common areas recorded at Instrument Nos. 20170828-0088041 and 20170828-0088042.

19. Grant of Easement recorded at Instrument No. 20170921-0096815.

20. Charter for Homeowners Association recorded at Instrument Nos. 20170816-0084240 and 20170816-0084241.

This is improved property known as 2407 8th AveS. 511, Nashville, TN 37204

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 30th day of August, 2018.

X _____ 08/28/2018

Dustin Ryan Lemasters

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, DUSTIN RYAN LEMASTERS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ (city), _____(state), this _____ day of August, 2018.

_____

Notary Public

My Commission Expires: _____

See Attached Certificate

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of ORANGE)

On 08.28.2018 *Date* before me, EBRU ELCIN SUZER Notary Public, *Here Insert Name and Title of the Officer*

personally appeared DUSTIN RYAN LEMASTERS *Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

EBRU ELCIN SUZER
Notary Public - California
Orange County
Commission # 2241752
My Comm. Expires May 10, 2022

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Owner's Affidavid and Indemnity Document Date: 08.28.2018
Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907