THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180616744** Karen Y Johnson Davidson County Batch# 150831 **DEEDWARR** 10/11/2018 02:17:22 PM 2 pgs Fees: $13.00 Taxes: $2,038.70 20181011-0100985	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $551,000.00 Affiant Subscribed and sworn to before me, this 6th day of October, 2018. Notary Public My Commission Expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

WARRANTY DEED

Address New Owner: Roderick Sims 3019 Delaware Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092100C00400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Del Partners** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roderick Sims, Married Man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain units located in Davidson County, Tennessee, being Unit No. 4 of ElavAte at City Heights formerly ("The Del"), a Horizontal Property Regime With Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing ElavAte at City Heights formerly ("The Del"), a Horizontal Property Regime With Private Elements of record in Instrument Number 20170127-0009277, as amended in Instrument No. 20170330-0031283, Instrument No. 20171003-0101096 and Instrument No. 20180403-0030960, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit "B" in Amendment at Instrument Number 20180403-0030960 to said Declaration; together with a percentage interest in the common elements as set forth in to said Declaration.

Being a portion of the same property conveyed to The Del Partners by Quitclaim Deed from The Del Partners of record in Instrument No. 20161013-0108525 Register's Office for Davidson County, Tennessee, dated October 13, 2016 and recorded on October 13, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

First Amended to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Elevate at City Heights a Horizontal Property Regime with Private Elements recorded in Instrument No. 20180615-0057610, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170127-0009277, as amended in Instrument No. 20170330-0031283, Instrument No. 20171003-0101096 and Instrument No. 20180403-0030960, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20161012-0107948, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for the Purpose of Public Street Right-of-Way of record in Instrument Number 20170208-0013332, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3019 Delaware Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of October, 2018.

The Del Partners

BY: _____
Eric Baurle, Authorized Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric Baurle as Authorized Partner of The Del Partners, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of October, 2018.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022