Karen Y Johnson Davidson County
Batch# 152520 DEEDWARR
10/18/2018 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20181018-0103604

WARRANTY DEED

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires 8-27-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October 2018.

Notary Public

MY COMMISSION EXPIRES: 8-27-2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harley May	New Owner	105 05 0Z 003.00
(NAME)	(NAME)	
1118 Argyle Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars and other adequate consideration pursuant to a 1031 Exchange, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Andrew Rush, unmarried and Christopher Lynn Cumming, unmarried, as tenants in common with rights of survivorship**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Harley May and Allacyn L. Griffin-May, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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 1118, The Row at 12th S. Townhomes, described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20151221-0128111, 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 "C" to said Declaration and By-Laws appended thereto as Exhibit "B", 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 the same property conveyed to Andrew Rush, unmarried and Christopher Lynn Cumming, unmarried, as tenants in common with rights of survivorship by Warranty Deed from E3 Construction Services, LLC, dated 03/31/2017 recorded 04/04/2017, of record in Instrument No. 20170404-0032658, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters shown on the plat of record in Book 4885, Page 111, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Instrument No. 20151221-0128111, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20160314-0023858, in the Register's Office for Davidson County, Tennessee.Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160304-0021012, in the Register's Office for Davidson County, Tennessee. Restrictive Covenants Running with the Land of the Nashville Housing Authority in

the Edgehill Urban Renewal Project of record in Book 4220, Page 723, in the Register's Office for Davidson County, Tennessee. Restrictions contained in Warranty Deed of record in Book 5817, Page 182, in the Register's Office for Davidson County, Tennessee. Charter of The Row at 12th S. Townhomes Homeowners' Association, Inc., of record in Instrument No. 20151231-0131529, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1118 Argyle Avenue, 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 GRANTEE(S), his/her/their 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), his/her/their 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 . 10th October 2018

Andrew Rush

Christopher Lynn Cumming

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Rush and Christopher Lynn Cumming, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of October, 2018.

Notary Public:
My Commission Expires: 8/15/21

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

File No.: 271854
Warranty Deed TN

True Copy Certification

I, **Kristian Short**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Beth Turner**, a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beth Turner

My Commission Expires:
2-25-20

SEAL

