WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 154425 **DEEDWARR**
10/26/2018 02:03:32 PM 2 pgs
Fees: $13.00 Taxes: $1,050.80

20181026-0106364

R-KW-18-222-404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
DNA, LLC	**NEW OWNER**	
(NAME)	(NAME)	
222 Polk Ave Unit 404		**093-05-2A-115.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA RANDLES, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DNA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 404 of Watauga Condominiums (formerly known as Polk Manor Condominiums), a Condominium Development 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 Master Deed establishing Watauga Condominiums (formerly known as Polk Manor Condominiums) of record in Book 6339, Page 281, and amended in Book 6697, Page 889 and amended and restated in Instrument No. 20061025-0132105, 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 said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Joshua Randles, a single man by Warranty deed from Thomas Russell Jones, married of record in Instrument No. 20160205-0011260 Register's Office for Davidson County, Tennessee, dated February 01, 2016 and recorded on February 05, 2016.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Master Deed establishing a Horizontal Property Regime of Watauga Condominium (fka Polk Manor Condominium)of record in Book 6339, Page 281, amended in Book 6697, page 889 and Amended and Restated in Instrument No. 20061025-0132105 and amended in Instrument No. 20180123-0007047, Register's Office for Davidson County, Tennessee.
- Charter of Watauga Condominiums Homeowner's Association, Inc. of record in Instrument Number 20061005-0123859, in the Register's Office for Davidson County, Tennessee.
- Charter of Watauga Condominiums, Inc. of record in Instrument Number 20061017-0128710, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **222 Polk Ave Unit 404, Nashville, Tennessee 37203**.

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), their heirs and 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), 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 hand(s) this the 12th DAY OF OCTOBER, 2018.

Joshua Randles by Laura Mitchell, Attorney in-fact
Joshua Randles
by Laura Mitchell as his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSHUA RANDLES, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSHUA RANDLES.

Witness my hand and official seal, this the 12th of October, 2018.

Jordan T. Myers
Notary Public
My Commission Expires: 01-02-2020
(SEAL)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212