THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180817519** Karen Y Johnson Davidson County Batch# 170746 **DEEDWARR** 12/05/2018 12:17:40 PM 2 pgs Fees: $13.00 Taxes: $1,701.63 20181205-0118596	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $459,900.00 Amy Dieterle Affiant Subscribed and sworn to before me, this 3rd day of December, 2018. Julie Garside Notary Public My Commission Expires: 1/20/19 JULIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Bruce Faulkner and Toni Faulkner 902 Spain Ave Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-09-2U-002.00-CO

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, **Mason Asset Group, LLC, a Tennessee limited liability compnay** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bruce Faulkner and Toni Faulkner, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being Unit No. B of 900 Spain Avenue Commons, 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 900 Spain Avenue Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171229-0132430, 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 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; to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit C; to said Declaration.

Being the same property conveyed to Mason Asset Group, LLC, a Tennessee limited liability company by Warranty deed from Kady E. Alford and husband Jeffrey W. Alford of record in Instrument No. 20180220-0016023 Register's Office for Davidson County, Tennessee, dated February 16, 2018 and recorded on February 20, 2018.

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.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 129, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20171229-0132430, 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

This is improved property located at 902 Spain Ave Nashville TN 37216

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 3rd day of December, 2018.

Mason Asset Group, LLC

BY: _____
Tessa Mason, Vice President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tessa Mason, with whom I am personally acquainted, and who upon oath acknowledged herself to be the Vice President of Mason Asset Group, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as its Vice President.

Witness my hand, at office, this 3rd day of December, 2018.

_____
Notary Public
My Commission Expires: _____

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