Karen Y Johnson Davidson County
Batch# 173521 DEEDWARRSP
12/13/2018 08:32:30 AM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20181213-0121187

Special Warranty Deed

RETURN TO: Stewart Title Guaranty 121 First Avenue South, Suite 200 Franklin, TN 37064 File # 01288-45023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whicheyer is greater, for this transfer is $1,500,000.00 Affiant Subscribed and sworn to before me, this the 5th day of December, 2018. Notary Public My commission expires:

NOTARY PUBLIC NANCY L. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires April 13, 2019

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Guth Revocable Living Trust	New Owner	Part of 07206020800
1077 East Trinity Lane		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EDISON DEVELOPMENT PARTNERS, LLC, A TENNESEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROGER E. GUTH, TRUSTEE OF THE GUTH REVOCABLE LIVING TRUST, DATED DECEMBER 3, 2009** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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 Commercial Units 101, 102, 103 and 104 of The Edison, 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 The Edison of record in Instrument Number 20181029-0107022 amended Ins. No. 20181206-0119180 and Ins. No. 20181211-0120659, 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 thererof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Master Deed.

Being a portion of the same property conveyed to Greenline Partners LLC by Warranty deed from Iglesia Hispana De Nashville, Inc of record in Instrument No. 20160108-0002253 Register's Office for Davidson County, Tennessee, dated January 07, 2016 and recorded on January 08, 2016.

Being a portion of the same property conveyed to Edison Development Partners, LLC, a Tennessee limited liability company by Warranty deed from Greenline Partners LLC of record in Instrument No. 20170203-0012004 Register's Office for Davidson County, Tennessee, dated February 02, 2017 and recorded on February 03, 2017.

This conveyance is subject to those exceptions listed on Exhibit A hereto.

~~This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.~~

The address of the herein described property is believed to be 1077 East Trinity Lane, Units 101 - 104, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of December, 2018.

Edison Development Partners, LLC

Bruce Most, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bruce Most, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Edison Development Partners, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 5th day of ~~December, 2018.~~

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

EXHIBIT A

1. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 332, Page 167, as revised and corrected in Plat Book 547, page 21 and 22 , Register's Office for Davidson County, Tennessee.
3. Restrictions of record as Instrument Number 20161214-013098 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20181029-0107022, amended Ins. No. 20181206-0119180 and Ins. No. 20181211-0120659, 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
5. Easement of record in Instrument Number 20181029-0106567, in the Register's Office for Davidson County, Tennessee.
6. Charter of record in Instrument Number 20181023-0105088, in the Register's Office for Davidson County, Tennessee.
7. Subject to rights of others in and to the common areas and/or elements.

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

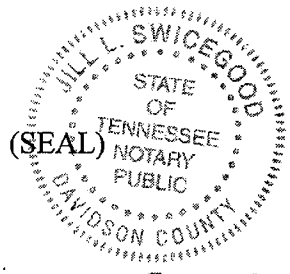
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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