Karen Y Johnson Davidson County
Batch# 178878 DEEDWARR
12/31/2018 08:05:30 AM 5 pgs
Fees: $28.00 Taxes: $545.75
20181231-0125905

THIS INSTRUMENT PREPARED BY: ROBERT J. HAZARD, ESQ. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) **The actual consideration or value, whichever is greater, for this transfer is $147,500.00.** Affiant **Subscribed and sworn to before me, this 28th day of December, 2018.** Notary Public **My Commission Expires:** 9/11/21

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Wheelis Nova, LLC 1312 Howard Avenue Nashville, TN 37216	SAME	096020A00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL J. STEVENS AND JEANNE E. STEVENS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WHEELIS NOVA, LLC**, a Tennessee limited liability company,

hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 3 of The Bluffs of Cedarstone, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20070625-0075380, as amended at Instrument No. 20070720-0086753, Instrument No. 20120905-0080134 and Instrument No. 20160208-0011939, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Together with and subject to the Declaration of Reciprocal Easements of record in Instrument No. 20061006-0124722, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael J. Stevens and Jeanne E. Stevens by Executor's Quitclaim Deed of Martha M. Stevens, decedent, Jeanne E. Stevens, Executrix of the estate, of record in Instrument No. 20170804-0079740, Register's Office for Davidson County, Tennessee.

Subject property is not and has never been the usual place of residence of either of the Grantors.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2018 taxes having been paid. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Condominiums, of record in Instrument No. 20070625-0075380, as amended at Instrument No. 20070720-0086753; Instrument No. 20120905-0080134 and Instrument No. 20160208-0011939, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record attached as Exhibit "B" to the Master Deed of record at Instrument No. 20070625-0075380, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreements of record in record in Instrument No. 20060406-0039502 and Instrument No. 20060815-0100303, Register's Office for Davidson County, Tennessee.

5. Easements for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, fo record in Instrument No. 20060407-0040205 and Instrument No. 20061122-0144864, Register's Office for Davidson County, Tennessee.

6. Declaration of Reciprocal Easements of record in Instrument No. 2061006-0124722, Register's Office for Davidson County, Tennessee.

7. Matters shown on the Plan of record in Instrument No. 20060407-0040430, Register's Office for Davidson County, Tennessee.

8. Rights of others in and to the common elements.

This is improved property known as: **804 Cedarstone Way, Nashville, TN 37214.**

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 22nd day of December, 2018 .

Michael J. Stevens

Jeanne E. Stevens

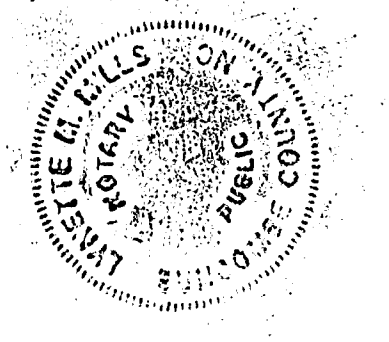
STATE OF North Carolina)
COUNTY OF Buncombe)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL J. STEVENS**, the within named bargainor, 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 22 day of December, 2018.

Lynette M Mills
Notary Public Lynette M Mills

My Commission Expires: 04/30/2021



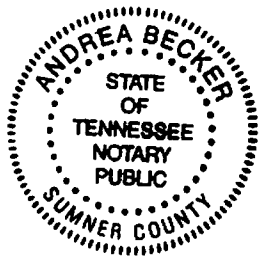
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEANNE E. STEVENS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of December, 2018.

Andrew Becker
Notary Public

My Commission Expires: 11/26/2022



True Copy Certification

I, Wesley D. Turner, 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.

Signature

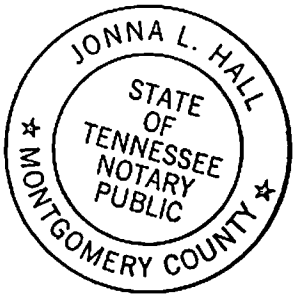
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/14/2019

Notary's Seal



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