WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 182883 **DEEDWARR**
01/11/2019 11:15:42 AM 2 pgs
Fees: $13.00 Taxes: $788.10

20190111-0003114

B-FTB-18-1122

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

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)
Mark T. Finch, Jr.	new owners	
(NAME)	(NAME)	**072-10-1A-038.00-CO**
1122 Litton Ave. #218, Box 99		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **TERESA CROTZER FINCH AND MARK TIMOTHY FINCH, SR., WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK T. FINCH, JR., A SINGLE MAN,** 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:

Land situated in Davidson County, Tennessee, Unit B2019, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium of record at Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606, Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to The Parks at Five Points, LLC by Special Warranty deed from The Bank of Nashville div Synovus Bank of record in Instrument No. 20101230-0104056 Register's Office for Davidson County, Tennessee, dated December 30, 2010 and recorded on December 30, 2010. (Value or consideration as shown in aforementioned deed $1,600,000.00.)

Being a portion of the same property conveyed to Harpeth Development, LLC, a Tennessee limited liability company by Quitclaim deed from The Park at Five Points, LLC, a Tennessee limited liability company of record in Instrument No. 20140611-0051057 Register's Office for Davidson County, Tennessee, dated June 04, 2014 and recorded on June 11, 2014. (Value of consideration shown in aforementioned deed $374,235.42.)

Being the same property conveyed to Teresa Crotzer Finch and Mark Timothy Finch, Sr., wife and husband by Warranty deed from Harpeth Development, LLC, a Tennessee limited liability company of record in Instrument No. 20170620-0062112 Register's Office for Davidson County, Tennessee, dated June 16, 2017 and recorded on June 20, 2017. (Value of consideration shown in aforementioned deed $209,882.00.) Being also known as 1122 Litton Ave. #218 Nashville, Tennessee 37216.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20160330-0030247, Register's Office of 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 20160729-0078558, as amended in Instrument No. 20160818-0086606, Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20160728-0078070, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Number 20140611-0051056, Instrument No. 20100720-0056816 and Instrument No. 20151228-0130055, in the Register's Office for Davidson County, Tennessee.
- Perpetual Easements for ingress and egress of record in Book 4031, Page 423 and Book 4255, page 503, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument

Number 20170324-0028986, 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: **1122 Litton Ave. #218, Nashville, Tennessee 37216**.

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 8th DAY OF JANUARY, 2019.

Teresa Crotzer Finch

Mark Timothy Finch, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESA CROTZER FINCH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK TIMOTHY FINCH, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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