Karen Johnson Davidson County
Batch# 203963 DEEDWARR
03/08/2019 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $769.60
20190308-0021601

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00.

Affiant

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

W-P-19-700-606

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)
Alan Whitelaw and Shanna Whitelaw	Alan Whitelaw	
(NAME)	(NAME)	
700 Church Street #606	320 Old Hickory Blvd # 1105	**093-05-2B-038.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37221	
(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, **JONATHAN PROVINS, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALAN WHITELAW AND SHANNA WHITELAW, HUSBAND AND WIFE,** 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 in Davidson County, Tennessee, being Unit 606, Bennie Dillon Condominium, as established under Master Deed of record in Instrument No. 20051215-0150617, amended in Instrument No. 20060801-0093636, Instrument No. 20110513-0036910, and Instrument No. 20110822-0064679, Attorney's Certificate in Instrument No. 20051215-0150619 and further amended in Instrument No. 20110725-0056667, and Instrument No. 20121217-0116226, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Jonathan Provins, a single man by Warranty Deed from Chris Cravens and Stacey Cravens, husband and wife of record in Instrument No. 20140319-0022636 Register's Office for Davidson County, Tennessee, dated March 17, 2014 and recorded on March 19, 2014.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- aster Deed establishing a Horizontal Property Regime of Bennie Dillon, a Condominium of record in Instrument No. 20051215-0150617, amended in Instrument No. 20060801-0093636, Instrument No. 20110513-0036910, and Instrument No. 20110822-0064679, Attorney's Certificate in Instrument No. 20051215-0150619 and further amended in Instrument No. 20110725-0056667, and Instrument No. 20121217-0116226, Register's Office for Davidson County, Tennessee, with By-Laws of Bennie Dillon Condominium Association, Inc. appended thereto as Exhibit "G".
- Charter for Bennie Dillon Condominium Association, Inc. of record in Instrument Number 20051215-0150618, in the Register's Office for Davidson County, Tennessee.
- All matters shown on the Plat attached as Exhibit "C" to the aforementioned Master Deed as subsequently amended.
- Agreement Respecting Declarant's Rights of record in Instrument Number 20060105-0001870, in the Register's Office for Davidson County, Tennessee.
- Lease Agreement of record in Book 11011, Page 123, Assignment in Book 11011, Page 128, Assignment and Assumption Agreement in Book 11477, Page 85 and Instrument No. 20050420-0044175, in the Register's Office for Davidson County, Tennessee.
- Restrictions and Ordinances for the Capitol Mall Redevelopment Plan of record in Book 7423, Page 374, Book 8421, Page 587, Book 9208, Page 613, Book 10512, Page 464, Instrument No. 20020626-0076795, Instrument No. 20040414-0041763 and Instrument No. 20050124-0008719, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20120607-0050013, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20130726-0077473, in the Register's Office for Davidson County, Tennessee.
- Window Sills Overhang of record in Book 1380, Page 174, 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: **700 Church Street #606, 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 7th DAY OF MARCH, 2019.

Jonathan Provins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN PROVINS, 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 7th of March, 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

True Copy Certification

I, Leslie A. Garside, 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, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20

Notary' Seal (if on paper)