# WARRANTY DEED

Karen Johnson Davidson County
Batch# 241161 DEEDWARR
06/10/2019 03:42:00 PM 2 pgs
Fees: $13.00 Taxes: $758.50

20190610-0055634

G-WOOD-19-1225-105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 4/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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) |
|---|---|---|
| **Michael T. Keppler** | **Movement Mortgage, LLC** | |
| (NAME) | (NAME) | |
| **1225 4th Avenue South #105** | **8024 Calvin Hall Road** | **105-3-R-5.00CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37210** | **Indian Land, SC 29707** | |
| (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, **WOODSTOCK HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL T. KEPPLER, 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 in Davidson County, Tennessee, being Unit No. 105 of Woodstock Condominiums, described in a Declaration of record in Instrument No. 20190204-0010414, amended in Instrument No. 20190430-0039868, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being part of the same property conveyed to Woodstock Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Woodstock Vintage Lumber, Inc., a Tennessee corporation, recorded May 27, 2016 in Instrument No. 20160527-0054019, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Woodstock Vintage Lumber, Inc., by Warranty Deed from Pain Enterprises, Inc. recorded April 28, 2005 in Instrument No. 20050428-0047373, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6050, Page 583, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration recorded in Instrument No. 20190204-0010414, amended in Instrument No. 20190430-0039868.
- Restrictions set out in Deed in Book 10512, Page 725, Register's Office for Davidson County, Tennessee.
- Access Easement of record in Instrument No. 20141020-0096498, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141010-0094097, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement and/or Public Right-of-Way of record in Instrument No. 20141010-0094332, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20150911-0092389, Register's Office for Davidson County, Tennessee.
- Pipeline Crossing Agreement between CSX Transportation, Inc. and Metro Water Services of record in Book 8709, Page 588, Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Pipeline Crossing Agreements between CSX Transportation, Inc. and Metropolitan Government of record in Book 7240, Page 620, Book 7760, Page 827, Book 7883, Page 239 and Book 7932, Page 153, Register's Office for Davidson County, Tennessee.
- Agreement of Partial Assignment of Communication Line between CSX Transportation, Inc. and W.A. Hinton of record in Book 8919, Page 821, Register's Office for Davidson County, Tennessee.
- Communications Cable or Fiber Optic Line Protection Rider of record in Book 8299, Page 86, Register's Office for Davidson County, Tennessee.

- Cable Right-of-Way Easement Agreements between CSX Transportation and U.S. Sprint Telecommunications of record in Book 8269, Page 358 and Book 8274, Page 769, Register's Office for Davidson County, Tennessee.
- Right-of-Way Occupancy Agreement between CSX Transportation and Lightnet of record in Book 7847, Page 115, Register's Office for Davidson County, Tennessee.
- Any rights associated with the adjacent CSX Transportation, Inc. Railroad Right-of-Way, including the right to increase the Right-of-Way to the maximum extent of its charter.
- Terms and Conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1225 4th Avenue South #105, Nashville, Tennessee 37210**.

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 4th DAY OF JUNE, 2019.

Woodstock Holdings, LLC, a Tennessee Limited Liability Company

BY: _____
Laura Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of WOODSTOCK HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of June, 2019.

_____
Notary Public
My Commission Expires: 10-7-19
(SEAL)




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