WARRANTY DEED

Karen Johnson Davidson County
Batch# 251374 DEEDWARR
07/02/2019 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $936.10
20190702-0064266

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eli O. Jackson IV	Eli O. Jackson IV	072-10-048.00
(NAME) 1122 Litton Avenue, Unit 111	(NAME) 1122 Litton Avenue, Unit 111	
(ADDRESS) Nashville, TN 37216	(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 considerations, the receipt of which is hereby acknowledged, I/we **David Clayton Farmer, a married man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Eli O. Jackson IV, a single man**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, Unit B1026, 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, 20161121-0122822 and 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 the same property conveyed to David Clayton Farmer, a married man by Warranty Deed from Harpeth Development, LLC, a Tennessee Limited Liability Company, dated 07/21/2017 and recorded 07/25/2017, of record in Instrument No. 20170725-0075274, Register's Office for Davidson County, Tennessee.

This property was never the marital residence of the Grantor or his spouse.

This conveyance is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due and payable; Covenants, conditions, easements and restrictions recorded in Instrument 20170324-0028986, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 20160729-0078558, First Amendment recorded in Instrument 20160818-0086606, Second Amendment recorded in Instrument 20161121-0122822, Third Amendment recorded in Instrument 20170320-0027135, in the Register's Office for Davidson County, Tennessee; Perpetual Easement for Ingress and Egress recorded in Book 4031, Page 423, Register's Office for Davidson County, Tennessee; Easement recorded in Book 4255, Page 503, Register's Office for Davidson County, Tennessee; Easement recorded in Book 6379, Page 677, Register's Office for Davidson County, Tennessee; Easement and Right of Entry Agreement recorded in Book 10262, Page 40, Register's Office for Davidson County, Tennessee; Grant of Easement recorded in Instrument 20111206-0095088, Register's Office for Davidson County, Tennessee; Declaration of Easement

recorded in Instrument 20140611-0051056, Register's Office for Davidson County, Tennessee; Limitation on Liability of General Partners recorded as of record in Book 8014, Page 964, Register's Office for Davidson County, Tennessee; Certificate and Limited Partnership Agreement recorded as of record in Book 7723, Page 507, Register's Office for Davidson County, Tennessee; Supplemental Agreement recorded as of record in Book 8383, Page 989 and Book 8408, Page 179, Register's Office for Davidson County, Tennessee; Boundary Plat of record in Book 547, Page 177, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1122 Litton Avenue, Unit 111, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 27th day of June, 2019.

David Clayton Farmer

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Clayton Farmer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of June, 2019.

Debbie A. Mitchell

Notary Public:
My Commission Expires: 5/17/2021

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

201907020064266

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY