WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

JM-RO-19-420-A-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(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)
James W. Sawyer, Jr.	**CalCon Mutual Mortgage LLC dba OneTrust Home Loans**	
(NAME)	(NAME)	**133-14-0A-018.00-CO**
420 Elysian Fields Rd A-18	**3131 Camino Del Rio N, Suite 1680**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**San Diego, CA 92108**	
(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, **CANKLES, 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 **JAMES W. SAWYER, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. A-18 of The Village of Grassmere formerly Oakcrest Condominiums created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and amended and restated in Book 9559, Page 939, Instrument No. 1999123-09959939, Instrument No. 20041102-0131823, Instrument No. 20060630-00786787 and further amended in Instrument No. 20070301-0025595, in the Register's Office, 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 Cankles LLC, A Limited Liability Company by Quitclaim deed from Jeremy J. Clarke of record in Instrument No. 20110714-0053874 Register's Office for Davidson County, Tennessee, dated July 08, 2011 and recorded on July 14, 2011.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of Oakcrest Condominium of record in Plat Book 5200, Page 413, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Village At Grassmere f/k/a Oakcrest Condominiums of record in Book 5884, page 960, as amended in Book 9559, page 939, Instrument No. 19941230-9559939, Instrument No. 1999123-09959939, Instrument No. 20041102-0131823, Instrument No. 20060630-0078687, and as amended and restated in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee.
- By-Laws for Oakcrest Condominium and Oakcrest Condominium Association, Inc. appended to the aforementioned Master Deed as Exhibit "B", of record in Book 5884, Page 996, Register's Office for Davidson County, Tennessee.
- Charter of Oakcrest Condominium Association, Inc. of record in Book 5860, Page 930, Register's Office for Davidson County, Tennessee.
- Lease Agreements of record in Book 11578, Page 203, Instrument No. 20000517-0049769, Instrument Number 20061024-0131561, Instrument Number 20061024-0131560, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7233, Page 802, 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: **420 Elysian Fields Rd A-18, Nashville, Tennessee 37211**.

Karen Johnson Davidson County
Batch# 280353 **DEEDWARR**
09/04/2019 08:46:35 AM 2 pgs
Fees: $13.00 Taxes: $454.73

20190904-0088914

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 27th DAY OF AUGUST, 2019.

Cankles, LLC

BY: _____
Jeremy Clarke
Member

STATE OF INDIANA
COUNTY OF VIGO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY CLARKE, 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 MEMBER of CANKLES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of August, 2019.

_____
Notary Public
My Commission Expires: 9-30-2026
(SEAL)

NOTARY PUBLIC SEAL STATE OF INDIANA

Johnathan A Gasser
Notary Public - State of Indiana
County of Residence: Vigo
Commission Number: NP0621324
My Commission Expires: 09-30-2026

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