WARRANTY DEED

Karen Johnson Davidson County
Batch# 287252 DEEDWARR
09/18/2019 07:40:54 AM 2 pgs
Fees: $13.00 Taxes: $947.20

20190918-0094358

A-ALLOY-19-374-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(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)
Joseph Karsonovich	**The Federal Savings Bank**	
(NAME)	(NAME)	
374 Herron Drive #1	**300 N Elizabeth STreet, Stuite 3E**	**105-12-B-83.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Chicago, IL 60607**	
(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, **KELLY EASTER, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH KARSONOVICH, 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 374-1 of Bongo Condominium, described in the Declaration for Bongo Condominium, of record in Instrument No. 20161012-0108022, amended in Instrument Nos. 20181012-0101120 and 20181012-0101121, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants and the plat filed as Exhibit "2" to said Declaration Amendment of record in Instrument No. 20181012-0101120, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Kelly Easter, a single woman, by Warranty Deed from Alloy 10-10, LLC, a Tennessee Limited Liability Company, recorded January 9, 2019 in Instrument No. 20190109-0002349, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Alloy 10-10, LLC, a Tennessee limited liability company by General Warranty Deed from LVH2, LLC, a Tennessee limited liability company, recorded August 16, 2017 in Instrument No. 20170816-0084030, corrected by Scrivener's Affidavit recorded April 4, 2018 in Instrument No. 20180409-0033265, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Fairview Park, Section One, as recorded in Plat Book 4660, Page 169.
- Subject to Declaration of Alloy-Bongo Master Condominium of record in Instrument No. 20161012-0108018, amended in Instrument No. 20181012-0101118, Register's Office for Davidson County, Tennessee.

- Subject to Declaration of Bongo Condominium of record in Instrument No. 20161012-0108022, amended in Instrument Nos. 20181012-0101120 and 20181012-0101121, Register's Office for Davidson County, Tennessee.
- Subject to Declaration of Alloy Condominium of record in Instrument No. 20161123-0123972, amended in Instrument Nos. 20170616-0060696, 20180530-0051643 and 20181012-0101119, and Partial Assignment of Declarant's Rights of record in Instrument No. 20161123-0123977, Register's Office for Davidson County, Tennessee.

- Charter of Homeowner's Association of record in Instrument No. 20161123-0123973, Register's Office for Davidson County, Tennessee.

- Easement for Public Utilities and Drainage of record in Deed in Book 5229, Page 212, Register's Office for Davidson County, Tennessee.

- Easement for Underground Cable of record in Book 10219, Page 374, Register's Office for Davidson County, Tennessee.

- Easement to U.S. Sprint Telecommunications of record in Instrument No. 20140114-0003778 and Affidavit of record in Instrument No. 20140416-0031703, Register's Office for Davidson County, Tennessee.

- Easement to Comcast of record in Instrument No. 20171127-0120866, Register's Office for Davidson County, Tennessee.
- Subject to Charter Right-of-Way of Louisville and Nashville Railroad.

- Subject to rights of others in and to the common areas and/or elements.

- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **374 Herron Drive #1, 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 13 DAY OF SEPTEMBER, 2019.

Kelly Easter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLY EASTER, 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 13th of September, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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