WARRANTY DEED

Karen Johnson Davidson County
Batch# 287462 DEEDWARR
09/18/2019 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $747.40
20190918-0094663

A-EXIT-19-1225-1253

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16 DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-22-22
(AFFIX SEAL)

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD 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)
Geremy Ray Labrador	**New Owner**	
(NAME)	(NAME)	
1253 4th Ave S		**105-03-0R-042.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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 **GEREMY RAY LABRADOR** unmarried 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. 1253, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Woodstock Condominiums of record as Instrument No. 20190204-0010414, as amended in 20190430-0039868 and being shown on Plat attached thereto as Exhibit "E", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Woodstock Vintage Lumber, Inc. by Warranty deed from Pain Enterprises, Inc. of record in Instrument No. 20050428-0047373 Register's Office for Davidson County, Tennessee, dated 105,000.00 and recorded on April 22, 2005.

Being a portion 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 of record in Instrument No. 20160527-0054019 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on May 27, 2016.

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.
- 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).
• Subject to the rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1253 4th Ave S, 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 16th DAY OF SEPTEMBER, 2019.

Woodstock Holdings, LLC, a Tennessee limited liability company

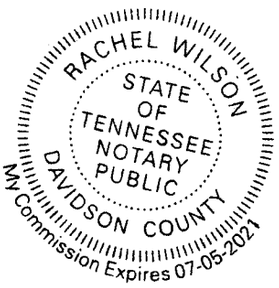
BY: _____
Laura Mitchell
Authorized Agent

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 16th of September, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

