# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 309774 DEEDWARRSP
11/01/2019 03:28:14 PM 2 pgs
Fees: $13.00 Taxes: $4,680.50

20191101-0112854

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $1,265,000.00.

Subscribed and sworn to before me, this the 29th day of October, 2019.

Notary Public

My Commission Expires:

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
**Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219**

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Robert Gregory Breetz, Jr.<br>Ginger L. Duncan<br>20 Rutledge Street, Unit 207<br>Nashville, TN 37210 | 093-11-0G-207.00CO | New Owner |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RUTLEDGE DEVELOPMENT, LLC, a Tennessee limited liability company (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto ROBERT GREGORY BREETZ, JR. AND GINGER L. DUNCAN, tenants in common with right of survivorship (herein referred to as "Grantee"), their heirs and representatives, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 207, as established by the Master Deed or Declaration of City Lights Condominiums ("Master Deed") of record as Instrument No. 20190408-0031675, as amended in amendment of record as Instrument No. 20190501-0040417, further amended by amendment of record as Instrument No. 20190508-0043149, and further amended by amendment of record as Instrument No. 20190711-0067872, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements, including two parking spaces numbered 207 as shown on Garage Level 2 as set forth in Exhibit C to said Master Deed, and Storage Unit GS-207 as shown on Garage Level 2 as set forth in Exhibit C to said Master Deed.

Being a portion of the property conveyed to Rutledge Development, LLC by deed of record in Instrument No. 20150901-0088890, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: L-OL-19-20-207

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and representative, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2019 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and representative/its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

WITNESS this the 29th day of October, 2019.

**GRANTOR:**

**RUTLEDGE DEVELOPMENT, LLC**
**a Tennessee limited liability company**

By: _____
Joe A. Owen, Manager

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, of the state and county aforesaid, personally appeared Joe A. Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Rutledge Development, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

WITNESS my hand and seal at office this 29th day of October, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 7-5-21

KIMBERLEY RAYMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY