Karen Johnson Davidson County
Batch# 316752 DEEDWARRSP
11/18/2019 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,215.93
20191118-0118598

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $598,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/9/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Joseph Michael Mashburn	Regions Bank d/b/a Regions Mortgage	105 05 4J 001.00
(NAME)	(NAME)	
1003A Summit Ave	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-4918	Hoover, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned **Apex Building Solutions, LLC, A Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph Mashburn, A/K/A Joseph Michael Mashburn, a Married Man** hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Being Unit A of the 1003 Summit Avenue Cottages as established by the Master Deed or Declaration of Covenants, Conditions and Restrictions for 1003 Summit Avenue Cottages ("Master Deed"), a horizontal property regime with private elements, of record in Instrument No. 20180904-0086865 Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Master Deed, to which reference is made for a more complete and accurate description of the property; together with an undivided percentage interest in the Common Area allocated to said unit as set forth in Exhibit B to said Master Deed.

Being a portion of the same property conveyed to Janet L. McGrapth, unmarried by Warranty Deed from Bessie Robertson, unmarried dated July 31, 1996 and recorded August 6, 1996 in Book 10147, Page 82, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Apex Building Solutions, LLC by Warranty Deed from Janet L. McGrapth, unmarried dated August 31, 2018 and recorded September 4, 2018 as Instrument No. 20180904-0087199, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1003A Summit Ave, Nashville, TN 37203-4918

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/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), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 15th day of November, 2019.

Apex Building Solutions, LLC

BY: _____
Gary Wisniewski
Representative

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Apex Building Solutions, LLC, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of November, 2019.

_____
Notary Public

My Commission Expires: 6/9/2020

(SEAL)

JENNIFER GENTRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

True Copy Certification for Recording Purposes

I, _____, do hereby make oath that I am 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 of Custodian/Certifier

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)