WARRANTY DEED

Karen Johnson Davidson County
Batch# 317115 DEEDWARR
11/18/2019 03:18:39 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20191118-0118896

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

W-VRES-19-1118-215

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)
Mack A. Sawyer and Doris S. Sawyer	**New Owner**	
(NAME) 141 Island Dr	(NAME)	**072-10-1A-102.00-CO**
(ADDRESS) Hendersonville, TN 37075	(ADDRESS)	
(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, **JOEL TIMEN AND LINSEY TIMEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MACK A. SAWYER AND DORIS S. SAWYER, HUSBAND AND WIFE,** 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. A2015 of Solo East, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Solo East of record in Instrument Number 20160729-0078558, amended in Instrument No. 20160818-0086606 and Instrument No. 20161121-0122822, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thererof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Joel Timen and Linsey Timen, husband and wife by Warranty Deed from Harpeth Development, LLC, a Tennessee limited liability company of record in Instrument No. 20170417-0037176 Register's Office for Davidson County, Tennessee, dated April 13, 2017 and recorded on April 17, 2017.

This conveyance is subject to:

- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20100203-0008637 and Instrument Number 20160330-0030247, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160729-0078558, as amended in Instrument No. 20160818-0086606; Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20160728-0078070, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Number 20140611-0051056, Instrument Number 20100720-0056816, Instrument Number 20151228-0130055 and Instrument Number 20170324-0028986, in the Register's Office for Davidson County, Tennessee.
- Perpetual Easements for ingress and egress of record in Book 4031, Page 423 and Book 4255, Page 503, in the Register's Office for Davidson County, Tennessee.
- Easement and Right of Entry to Intermedia for Cable Television of record in Book 10262, Page 40, in the Register's Office for Davidson County, Tennessee.
- Fence and Drive Encroachment of record in Book 6379, Page 677, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement in favor of Comcast ofNashville I, LLC of record in Instrument Number 201007200056816, Instrument No. 201112060095088, 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: **1118 Litton Ave., #215, Nashville, Tennessee 37216**.

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 15th DAY OF NOVEMBER, 2019.

Joel Timen

Linsey Timen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOEL TIMEN, 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 15th of November, 2019.

Notary Public
My Commission Expires:
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINSEY TIMEN, 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 15th of November, 2019.

Notary Public
My Commission Expires:
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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