WARRANTY DEED

Karen Johnson Davidson County
Batch# 322396 **DEEDWARR**
12/02/2019 08:54:35 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20191202-0123186

Y-HF-19-2521

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
Haden Watson and Rebecca Watson	New Owner	
(NAME)	(NAME)	092-10-0H-018.00-CO
2717 Dunstan Place Drive		
(ADDRESS)	(ADDRESS)	
Thompsons Station, TN 37179		
(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, **JOHN S. IKONOMIDIS AKA JOHN SOTIRIOS IKONOMIDIS AND KRYSTAL R. IKONOMIDIS AKA KRYSTAL RENEE IKONOMIDIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HADEN WATSON AND REBECCA WATSON, 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:

Land situated in Davidson County, Tennessee, being Unit 18, as established in Declaration of Covenants, Conditions and Restrictions for Clifton Condos, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180413-0035156, amended at Instrument No. 20181228-0125893 and Instrument No. 20190220-0015516 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "D" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to John S. Ikonomidis and Krystal R. Ikonomidis, husband and wife by Quitclaim deed from John S. Ikonomidis, a married man of record in Instrument No. 20190422-0036119 Register's Office for Davidson County, Tennessee, dated April 16, 2019 and recorded on April 22, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1, Page 124, Chancery Court for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20171019-0107284 and 20181228-0125894, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180413-0035156, amended at Instrument No. 20181228-0125893 and 20190220-0015516, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20171031-0111325, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171208-0125437, in the Register's Office for Davidson County, Tennessee.
- Grant of Overhead Line Easement of record in Instrument Number 20180905-0088081, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20061221-0157035 and 2006122 00156948, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20061221-0157074, 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: **2521 Clifton Avenue Unit 203, Nashville, Tennessee 37209**.

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 25th DAY OF NOVEMBER, 2019.

John S. Ikonomidis by John Gleaves, Attorney-In-Fact

Krystal R. Ikonomidis by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN S. IKONOMIDIS AKA JOHN SOTIRIOS IKONOMIDIS AND KRYSTAL R. IKONOMIDIS AKA KRYSTAL RENEE IKONOMIDIS, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN S. IKONOMIDIS AKA JOHN SOTIRIOS IKONOMIDIS AND KRYSTAL R. IKONOMIDIS AKA KRYSTAL RENEE IKONOMIDIS.

Witness my hand and official seal, this the 25th of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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