THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191023313

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $342,000.00.

Affiant

Subscribed and sworn to before me, this22nd day of November, 2019.

Notary Public
My Commission Expires: ___

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 323014 DEEDWARR
12/02/2019 12:00:20 PM 2 pgs
Fees: $13.00 Taxes: $1,265.40

20191202-0123554

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Markian A. Dziuk 1260 Martin Street #411 Nashville TN 37203	New Owner	Tax Parcel ID No. 105 07 1A 411.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen L. Wade and Cheri A. Wade, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Markian A. Dziuk, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 411 of The 1260 Martin Condominium, described in the Declaration for The 1260 Martin Condominium, of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211- 0013466, 20170724-0074509, 20170918-0095139, 20170919-0095966, and 20180227-0018384 Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Stephen L. Wade and Cheri A. Wade, husband and wife by Warranty Deed from 1260 Martin, LLC, a Tennessee limited liability company, of record in Instrument No. 20171024-0108857, in the Register's Office of Davidson County, Tennessee, dated October 19, 2017 and recorded on October 24, 2017.

Being part of same property conveyed to 1260 Martin, LLC, a Tennessee limited liability company, by Warranty Deed from LVH, LLC, a Tennessee limited liability company, of record in Instrument No. 20151118-0117172, in the Register's Office of Davidson County, Tennessee, dated November 18, 2015 and recorded on November 18, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160115-0004408; First Amendment recorded in Instrument No. 20160211-0013466; Second Amendment recorded in Instrument No. 20170724-0074509; Third Amendment recorded in Instrument No.

20170918-0095139; Fourth Amendment recorded in Instrument No. 20170919-0095966; Fifth Amendment recorded in Instrument No. 20180227-0018384 and Assignment of Rights of record in Instrument No. 20180228-0018775.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150807-0079087; Scrivener's Affidavit recorded in Instrument No. 20151005-0101050; First Amendment recorded in Instrument No. 20160601-0054729 and Second Amendment recorded in Instrument No. 20161118-0121688.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151005-0101365.

Easement for Public Street Right-of-Way, recorded in Instrument No. 20151109-0113800.

Easement for Temporary Parking, recorded in Instrument No. 20151118-0117171.

Ordinance No. BL2013-408 recorded in Instrument No. 20130917-0097688.

This is improved property located at 1260 Martin Street #411 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of November, 2019.

Stephen L. Wade

Cheri A. Wade

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen L. Wade and Cheri A. Wade, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of November, 2019.

Notary Public

My Commission Expires: _____

