SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 341161 DEEDWARRSP
01/09/2020 01:43:54 PM 5 pgs
Fees: $28.00 Taxes: $1,039.33

20200109-0003265

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $280,900.00.

Affiant

Subscribed and sworn to me on January 8, 2020.

NOTARY PUBLIC

My commission expires: 7/9/2020

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33108

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robin Severn Fischette, as Trustee of the Robin Severn-Fischette Trust dated August 29, 2019 158B Rains Avenue Nashville, TN 37203	New Owner	A portion of 092-07-0-424.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **The 1865 Condominiums, LLC, a Tennessee limited liability company "GRANTORS"**, has bargained and sold, and by these presents do transfer and convey unto **Robin Severn-Fischette, as trustee of the Robin Severn-Fischette Trust dated August 29, 2019 "GRANTEE"**, a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The conveyance of the above described parcel of land is subject to the following:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

This property is also known as improved property located at 612 21st Avenue N, Unit 411, Nashville, TN 37203.

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, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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.

[SIGNATURES COMMENCE ON PAGE 3]

WITNESS our hand effective on the 8th day of January, 2020.

The 1865 Condominiums, LLC,
a Tennessee limited liability company

By: _____
Laura Mitchell, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Alison Rodgers, a Notary Public of said County and State, personally appeared Laura Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of The 1865 Condominiums, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as its Authorized Agent.

Witness my hand and seal, this 8 day of January, 2020.

_____
Notary Public, State of Tennessee

My Commission Expires: 10-2-23



EXHIBIT "A"

Property Description

Land in Davidson County, Tennessee, being Unit No. 411, on the Horizontal Property Regime for The 1865, a Condominium, as recorded in the Master Deed of record in Instrument No. 20190314-0023483, amended in Instrument No. 20190712-0068003, Instrument No. 20191007-0102697 and Instrument No. 20191010-0104084, Register's Office for Davidson County, Tennessee, 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 as set forth in said Master Deed.

Being a portion of the same property conveyed to COTTAGE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from KIMBRO EQUITIES, I, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20160818-0086479, dated August 17, 2016, corrected in Instrument No. 20161021-0111567, said Register's Office.

Being a portion of the same property conveyed to THE 1865 CONDOMINIUMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from COTTAGE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190312-0022631, dated March 11, 2019, said Register's Office.

EXHIBIT "B"

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2020 and all subsequent years for Map-Par. 092-07-0I-411.00-CO, a lien due and payable but not yet delinquent.

2. Master Deed of record in Instrument No. 20190314-0023483, amended in Instrument No. 20190712-0068003, Instrument No. 20191007-0102697 and Instrument No. 20191010-0104084, said Register's Office.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180228-0018696, said Register's Office.

4. Sanitary, Storm Sewer Easement of record in Book 1755, page 4, said Register's Office.