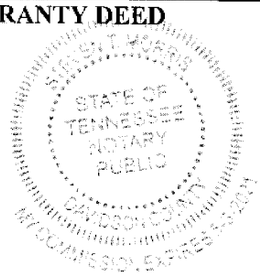
Karen Johnson Davidson County
Batch# 350285 DEEDWARR
01/29/2020 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20200129-0010706

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$287,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of January, 2020.

Notary Public

My commission expires: 5.3.21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Matthew D. Anderson**	Send Tax Bills To: CARDINAL FINANCIAL	Map-Parcel Numbers **Map 082-12-0-A Parcel 209.00co**
926 Woodland Street, Unit 209	3701 ARCO CORPORATE DR.	#200
Nashville, TN 37206	CHARLOTTE, NC 28273	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Steven Andrew Gorman, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew D. Anderson, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 209 of East End Lofts Condominium established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated and under Master Deed Establishing East End Lofts Condominium of record as Instrument No. 20060803-0094710, as amended by First Amendment to Master Deed Establishing East End Lofts Condominium of record as Instrument No. 20061018-0129171 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 interests 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 thereof, said Unit being depicted on Exhibit "D" to said First Amendment to Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "E" to said Master Deed, as amended.

Being the same property conveyed to Steven Andrew Gorman, a single person, by Deed dated June 4, 2007 from East End Lofts, LLC a Tennessee limited liability company, of record in Instrument No. 20070607-0068230, Register's Office for Davidson County, Tennessee.

Said property not being the primary residence of Grantee or Grantee's spouse.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "D" to the First Amendment to the Master Deed shown in Instrument No. 20061018-0129171, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters shown on the Boundary Plat of record in Instrument No. 20060215-0018298, said Register's Office. (3) Storm Water Detention Agreement of record in Instrument No. 20050926-0115146, said Register's Office. (4) Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20050926-0115148, said Register's Office. (5) Master Deed and By-Laws appended of East End Lofts Condominium, of record in Instrument No. 20060803-0094710, and as amended in Instrument No. 20061018-0129171, Register's Office for Davidson County, Tennessee. (6) Charter of East End Lofts Condominium Association, Inc., of record in Instrument No. 20060803-0094709, said Register's Office. (7) Restrictive Covenants for the Five Points Redevelopment Project Area in Instrument No. 20050310-0026488, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **926 Woodland Street, Unit 209, Nashville, TN 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 27 day of January, 2020.

Steven Andrew Gorman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Steven Andrew Gorman,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of January, 2020.

Notary Public

My Commission Expires: 10-7-23

DIANA AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or 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

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022