WARRANTY DEED

Karen Johnson Davidson County
Batch# 352727 DEEDWARR
02/04/2020 08:20:41 AM 2 pgs
Fees: $13.00 Taxes: $1,220.63

20200204-0012460

A-WOOD-19-1251

ALISON RODGERS 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 $329,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10-2-23
(AFFIX SEAL)

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)
Thomas E Ostrom and Thomas R Gander Ostrom	**New Owner**	
(NAME)	(NAME)	**105-3-R-41.00CO**
2849 East Geneva Circle		
(ADDRESS)	(ADDRESS)	
Bloomington, IN, 47401		
(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, **WOODSTOCK HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS E OSTROM, MARRIED, AND THOMAS R GANDER OSTROM, A SINGLE MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 in Davidson County, Tennessee, being Unit No. 1251 of Woodstock Condominiums, described in a Declaration of record in Instrument No. 20190204-0010414, amended in Instrument No. 20190430-0039868, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being part of the same property conveyed to Woodstock Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Woodstock Vintage Lumber, Inc., a Tennessee corporation, recorded May 27, 2016 in Instrument No. 20160527-0054019, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Woodstock Vintage Lumber, Inc., by Warranty Deed from Pain Enterprises, Inc. recorded April 28, 2005 in Instrument No. 20050428-0047373, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6050, Page 583, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration recorded in Instrument No. 20190204-0010414, amended in Instrument No. 20190430-0039868.
- Restrictions set out in Deed in Book 10512, Page 725, Register's Office for Davidson County, Tennessee.
- Access Easement of record in Instrument No. 20141020-0096498, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141010-0094097, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement and/or Public Right-of-Way of record in Instrument No. 20141010-0094332, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20150911-0092389, Register's Office for Davidson County, Tennessee.
- Pipeline Crossing Agreement between CSX Transportation, Inc. and Metro Water Services of record in Book 8709, Page 588, Register's Office for Davidson County, Tennessee.
- Pipeline Crossing Agreements between CSX Transportation, Inc. and Metropolitan Government of record in Book 7240, Page 620, Book 7760, Page 827, Book 7883, Page 239 and Book 7932, Page 153, Register's Office for Davidson County, Tennessee.
- Agreement of Partial Assignment of Communication Line between CSX Transportation, Inc. and W.A. Hinton of record in Book 8919, Page 821, Register's Office for Davidson County, Tennessee.
- Communications Cable or Fiber Optic Line Protection Rider of record in Book 8299, Page 86, Register's Office for Davidson County, Tennessee.

- Cable Right-of-Way Easement Agreements between CSX Transportation and U.S. Sprint Telecommunications of record in Book 8269, Page 358 and Book 8274, Page 769, Register's Office for Davidson County, Tennessee.
- Right-of-Way Occupancy Agreement between CSX Transportation and Lightnet of record in Book 7847, Page 115, Register's Office for Davidson County, Tennessee.
- Any rights associated with the adjacent CSX Transportation, Inc. Railroad Right-of-Way, including the right to increase the Right-of-Way to the maximum extent of its charter.
- Terms and Conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1251 4th Ave S, Nashville, Tennessee 37210**.

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 27 DAY OF JANUARY, 2020.

Woodstock Holdings, LLC, a Tennessee Limited Liability Company

BY: _____
Barbara Coursey
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA COURSEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of WOODSTOCK HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of January, 2020.

_____
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