WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

G-VRES-19-1706-302

Karen Johnson Davidson County
Batch# 352943 DEEDWARR
02/04/2020 10:55:59 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20200204-0012784

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)
Robert Kenneth Rasmussen and Rebecca Latham Brown	Robert Rasmussen	
(NAME)	(NAME)	**104-08-0M-402.00-CO**
1706 18th Avenue South #302	347 S Lucene Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Los Angeles, CA 90020	
(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, **MARTIN TOBIAS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT KENNETH RASMUSSEN AND REBECCA LATHAM BROWN, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 402 of The Glen Condominiums, a Condominium Development under the Master Deed establishing The Glen Condominiums of record in Instrument Number 20070904-0105726, as amended in Instrument Number 20080808-0080551, Instrument Number 20081029-0108159, Instrument Number 20081112- 0111695, Instrument Number 20081124-0115172 and Instrument Number 20090224-0016363 in the Register's Office for Davidson County, Tennessee, to which the Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Martin Tobias, an unmarried man by Warranty deed from Colin Hoffmann Holtze, unmarried of record in Instrument No. 20150715-0069058 Register's Office for Davidson County, Tennessee, dated July 14, 2015 and recorded on July 15, 2015.

Martin Tobias having since married. Robert Andrew Marx joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4660, Pages 146, 147 and 148, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment 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 is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Glen Condominiums of record in Instrument Number 20070904-0105726, as amended in Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, Instrument No. 20081124-0115172, and Instrument No. 20090224-0016363, Register's Office for Davidson County, Tennessee.
- Charter of The Glen Condominium Association, Inc. of record in Instrument No. 20070628-0077121, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20070820-0099189, in the Register's Office for Davidson County, Tennessee.

- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20070820-0099330, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville of record in Instrument Number 20090712-0068095, 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: **1706 18th Avenue South #302, Nashville, Tennessee 37212**.

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 31st DAY OF JANUARY, 2020.

Martin Tobias by Kate Nyquist, Attorney in Fact
Martin Tobias
by Kate Nyquist, Attorney in Fact

Robert Andrew Marx by Kate Nyquist, Attorney in Fact
Robert Andrew Marx
by Kate Nyquist, 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, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MARTIN TOBIAS, and who acknowledged he/she/they executed the same as the free act and deed of the said MARTIN TOBIAS.

Witness my hand and official seal, this the 31st of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ROBERT ANDREW MARX, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT ANDREW MARX.

Witness my hand and official seal, this the 31st of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

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