WARRANTY DEED

Karen Johnson Davidson County
Batch# 362984 DEEDWARR
02/25/2020 02:15:30 PM 2 pgs
Fees: $13.00 Taxes: $6,475.00

20200225-0021014

G-VRES-20-700-1413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-02-2022

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)
Calvin Spears	**SWBC Mortgage**	
(NAME)	(NAME)	**093-13-0D-134.00CO**
700 12th Avenue South #1413	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**San Antonio, TX 78216**	
(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, **BRADLEY D. ALLEN AND WIFE, ELIZABETH J. ALLEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CALVIN SPEARS, A SINGLE MAN,** 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. R 1413, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784, Instrument No. 20121017-0095418 and Instrument No. 20180627-0061944, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument No. 20081223-0122167, at Exhibit B, as amended in Instrument No. 20121017-0095418, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bradley D. Allen and wife, Elizabeth Allen by Warranty Deed from Jessica Fairn Gremillion, unmarried, of record in Instrument No. 20130617-0061447, Register's Office for Davidson County, Tennessee, dated June 14, 2013 and recorded on June 17, 2013.

This conveyance is subject to:

- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20051116-0138405, Register's Office of Davidson County, Tennessee.
- 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 Terrazzo, a Condominium of record in Instrument Number 20081223-0122167, as amended in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784, Instrument No. 20121017-0095418 and Instrument No. 20180627-0061944, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit B to the Master Deed establishing a Horizontal Property Regime of Terrazzo, a Condominium, of record Instrument No. 20081223-0122167, as amended in Instrument No. 20121017-0095418, Register's Office for Davidson County, Tennessee.
- Charter for Terrazzo Condominium Association, Inc. of record in Instrument Number 20081223-0122305, in the Register's Office for Davidson County, Tennessee.
- Charter for Terrazzo Residential Owner's Association, Inc. of record in Instrument Number 20090828-0080937, in the Register's Office for Davidson County, Tennessee.
- Charter for Terrazzo Commercial/Office Owner's Association, Inc. of record in Instrument Number 20090828-0080938, in the Register's Office for Davidson County, Tennessee.

- Restrictions of record in Book 4220, Page 723 and Book 6236, page 263, in the Register's Office for Davidson County, Tennessee.
- Easement retained in Ordinance No. 72-317 of record in Book 4643, Page 498, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060615-0071504, 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 with the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20060615-0071498, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20120521-0043895, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease of record in Instrument Number 20081205-0117745, Instrument No. 20081009-0102619, as modified by Modification of Memorandum of Lease in Instrument No. 20081230-0123644, 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: **700 12th Avenue South #1413, Nashville, Tennessee 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(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 21st DAY OF FEBRUARY, 2020.

Bradley D. Allen

Elizabeth J. Allen by Bradley D. Allen, Attorney in Law
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, BRADLEY D. ALLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADLEY D. ALLEN, 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 ELIZABETH J. ALLEN, and who acknowledged he/she/they executed the same as the free act and deed of the said ELIZABETH J. ALLEN.

Witness my hand and official seal, this the 21st of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

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