Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 364233 DEEDWARR
02/27/2020 09:58:16 AM 2 pgs
Fees: $13.00 Taxes: $1,605.80

20200227-0021824

A-THE1865-20-401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Carrie Borden
State of Tennessee
Notary Public
Williamson County
My Commission Expires December 6, 2021

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)
Belle Meade Title and Escrow Corporation, a Tennessee Corporation, as Trustee	**New Owner**	
(NAME)	(NAME)	
5898 E Ashland Drive		**092-07-0-424.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **THE 1865 CONDOMINIUMS, 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 **BELLE MEADE TITLE AND ESCROW CORPORATION, A TENNESSEE CORPORATION, AS TRUSTEE,** 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. 401 of The 1865, a Condominium, and described in a Declaration of record in Instrument No. 20190314-0023483, and amended in Instrument No. 20190712-0068003, Instrument No. 20191007-0102697 and Instrument No. 20191010-0104084, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co- owners and tenants, the plat filed as Exhibit "E" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to The 1865 Condominiums, LLC, A Tennessee Limited Liability Company by Quitclaim deed from Cottage Partners, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20190312-0022631 Register's Office for Davidson County, Tennessee, dated March 11, 2019 and recorded on March 12, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 66, Register's Office for Davidson County, Tennessee.
- Subdivision restrictions, building lines and easements of record in Instrument No. 20040929-0117201, 20160914-0096846, in the Register's Office of Davidson County, Tennessee.
- Restrictions, conditions, covenants, easements, liens, charges and regulations as set forth and provided for in and created by the Master Deed and By-laws attached thereto, for The 1865 A Condominium , recorded at Instrument No. 20190314-0023483, and amended in Instrument No. 20190712-0068003, Instrument No. 20191007-0102697 and Instrument No. 20191010-0104084, in the Register's Office of Davidson County, Tennessee.
- Charter of record in Instrument Number 20190314-0023482, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 1755, Page 4 in the aforesaid Register's Office.
- Declaration of Covenants, Conditions and Restrictions and Covenants for Stormwater Facilities and Systems, of record at Instrument No. 20180228-0018696, in the aforesaid Register's Office.
- Subject to rights of others in and to the common areas and/or elements.
- 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: **610 21st Ave N #401, 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 26th DAY OF FEBRUARY, 2020.

The 1865 Condominiums, LLC, A Tennessee Limited Liability Company

BY: _____
Laura Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, 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 THE 1865 CONDOMINIUMS, 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 26th of February, 2020.

_____
Notary Public
My Commission Expires: 10-2-23
(SEAL)



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