# WARRANTY DEED

Karen Johnson Davidson County
Batch# 381217 DEEDWARR
04/02/2020 01:23:40 PM 2 pgs
Fees: $13.00 Taxes: $958.30

20200402-0035593

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $259,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF MARCH, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/6/20

**THIS INSTRUMENT PREPARED BY /RETURN TO:**
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1683LA

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Joseph Donaldson | Same as the owner | |
| 2407 8th Ave Unit 512 | | 118 02 1K 512.00 |
| Nashville, TN 37204 | | |

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

**JANTZEN R. PENDLEY, AN UNMARRIED MAN**

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

**JOSEPH DONALDSON, AN UNMARRIED 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:

Land in Davidson County, Tennessee, being Unit 512 Eighth South Residences, a Residential Condominium described in the Master Declaration for Eighth South Residences, a Residential Condominium of record in Instrument No. 20170619-0061466 of the Register's Office of Davidson County, Tennessee which is a sub unit of the Eighth South Mixed-Use Condominium established by Master Deed of Eighth South Mixed-Use Condominium recorded in Instrument No. 20170619-0061465 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of the Eighth South Residences and Eighth South Mixed-Use Condominium as stated in said Master Declarations. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at Eighth South Residences and Eighth South Mixed-Use Condominium, the property, co-owners and tenants, the plat filed as Exhibit "B" to said Master Declaration, said Register's Office, are incorporated herein by reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jantzen R. Pendley, an unmarried man, by Warranty Deed from Eighth South, LLC, of record in Instrument No. 20170926-0098256, in the Register's Office of Davidson County, Tennessee, dated September 18, 2017 and recorded on September 26, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of DAVIDSON taxes for the year 2020 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat, as recorded in Instrument No. 20020702-0079601.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Property of 8th South, LLC, as recorded in Instrument No. 20151007-0102052.
6. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151021-0107308; Instrument No. 20170619-0061465 and Instrument No. 20170619-0061466.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

7. Easement recorded in Book 1001, Page 105 and Book 1300, Page 567.

8. Easement for Nashville Gas and Heating Right of Way, recorded in Book 1848, Page 459 and Book 1848, Page 462.

9. Easement recorded in Book 2746, Page 414.

10. Easement for Storm Sewers and/or Storm Drainage, recorded in Book 4182, Page 910 and Book 4182, Page 906.

11. Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20150730-0075029.

12. Reciprocal Easement Agreement as set forth in instrument recorded in Instrument No. 20151021-0107311.

13. Development and Access Easement Agreement as set forth in instrument recorded in Instrument No. 20151021-0107312.

14. Easement Agreement as set forth in instrument recorded in Instrument No. 20160926-0101241.

15. Matters shown on the survey of the property dated 10/14/2015 and certified by Kenneth D. Church (RLS No. 1004), Survey Manager of Gresham Smith and Partners (Gresham Smith and Partners' Project No. 40491.00 Date: 8/07/2015).

This is improved property known as 2407 8th Ave Unit 512, Nashville, TN 37204

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 in 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 hand on the 31st day of March, 2020.

Jantzen R. Pendley

Jantzen R. Pendley

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, JANTZEN R. PENDLEY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 31st day of March, 2020.

Notary Public

My Commission Expires: 2-14-2024

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024