WARRANTY DEED

Karen Johnson Davidson County
Batch# 381377 DEEDWARR
04/03/2020 08:45:18 AM 2 pgs
Fees: $13.00 Taxes: $451.40

20200403-0035803

J-CR-20-510A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/6/20

(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)
Brian R Benton	**New Owner**	
(NAME) **301 Demonbreun St. #1613**	(NAME)	**093-01-0A-259.00-CO**
(ADDRESS) **Nashville, TN 37201**	(ADDRESS)	
(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, **BLACKJACK REAL ESTATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN R BENTON,** 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, more particularly described as follows:

Being Unit No. 1011, as more particularly described in that certain Master Deed for Capitol Towers, of record in Book 8607, Page 417, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Blackjack Real Estate, LLC, a Florida limited liability company by Warranty Deed as of record in Instrument No. 20200403-0035802, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
• Taxes for the year 2020, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 2663, Pages 120 and 121, Plat Book 7900, Page 345 as amended in Plat Book 9700, Page 682, Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 2375, Page 473, as amended in Instrument No. 20070122-0008939, Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• 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 Capitol Towers of record in Book 8607, Page 417, as amended in Book 11072, page 626, Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 2735, Page 473, and Book 2883, Page 312, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Charter of Capitol Towers Condominium Association, Inc. of record in Book 8607, Page 440 and Book 8608, page 843, Register's Office for Davidson County, Tennessee.
• By-Laws of Capitol Towers Condominium Association, Inc. of record in Book 8607, Page 445, in the Register's Office for Davidson County, Tennessee.

- Subject to all matters shown on the Plan attached as Exhibit "D" to the Master Deed for Capitol Towers of record in Book 8607, Page 417, Register's Office for Davidson County, Tennessee.
- Short Form Lease of record in Book 8607, Page 469 and 8607, Page 414, in the Register's Office for Davidson County, Tennessee.
- Collateral Assignment of Subleases, Assessments and Liens of record in Book 8607, Page 472, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of record in Book 8710, Page 734, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20130517-0050049, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **510 Gay St., #1011, Nashville, Tennessee 37219**.

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 1st DAY OF APRIL, 2020.

Blackjack Real Estate, LLC

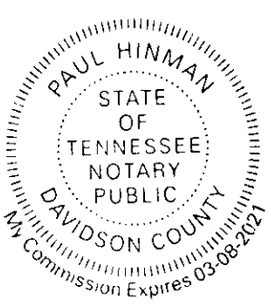
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 BLACKJACK REAL ESTATE, LLC 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 1st of April, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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