THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200325794

Karen Johnson Davidson County
Batch# 394407 DEEDWARR
05/01/2020 10:16:04 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20200501-0045695

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $415,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2020.

Notary Public
My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carter Properties, LLC 800 Woodland Street Unit 206 Nashville TN 37206	New Owner	Tax Parcel ID No. 082-16-0E-017.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles C. Nelson, an unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carter Properties, LLC, an Alabama limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 206, together with parking space #7 and the appurtenant interest in the common elements of City View Lofts Condominiums, a horizontal property regime established by Master Deed, recorded as Instrument NO. 20020905-0107488, as amended in Instrument No. 20030826-0123605 and Instrument No. 20110321-0021996, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot NO. 1 on the Plan of City View Lofts recorded as Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles C. Nelson, an unmarried by Warranty deed from Emilty K. Benedict, unmarried of record in Instrument No. 20161007-0106446 Register's Office for Davidson County, Tennessee, dated October 5, 2016 and recorded on October 7, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20020828-0104026, Register's Office of Davidson County, Tennessee.

Master Deed establishing a Horizontal Property Regime of City View Lofts Condominiums of record in Instrument Number 20020905-0107488, Instrument No. 20030826-0123605 and Instrument No. 20110321-0021996, Register's Office for Davidson County, Tennessee.

Charter of HOA of record in Instrument Number 20041014-0124079, in the Register's Office for Davidson County, Tennessee.

Charter of City View Lofts LLC Homeowners Association of record in Book 2480, Page 90, in the Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record as Instrument Number 20010529-0055279, Instrument No. 20010529-0055280 and Instrument No. 20020905-0107487 in the Register's Office for Davidson County, Tennessee.

Approval of development plan of record in Instrument Number 20030826-0123606, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 800 Woodland Street Unit 206 Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2020.

Charles C. Nelson
BY: Jonathan Harris, 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, Jonathan Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact Charles C. Nelson and that he is authorized by Charles C. Nelson to execute this instrument on their behalf

Witness my hand, at office, this 30th day of April, 2020.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023