WARRANTY DEED

Karen Johnson Davidson County
Batch# 402352 DEEDWARR
05/18/2020 03:50:51 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20200518-0051441

G-VRES-20-3127-310

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2020.

Briana Gage
Notary Public

MY COMMISSION EXPIRES: 1/8/24
(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)
Christian Cox	**Same as New Owner**	
(NAME)	(NAME)	
3127 Long Blvd #310		**104-02-1A-310.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **DEBORAH J. WOLENBERG AND STEVEN J. WOLENBERG, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTIAN COX, A SINGLE PERSON,** 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 310 of Park West Court, a Condominium Development as established by the Master Deed of record in Instrument No. 20050714-0081900 in the Registers Office for Davidson County, Tennessee, under the provisions of Tennessee Code annotated, Title 66, Chapter 27, Section 101, et seq. , together with an undivided percentage interest in the Common Elements shown on Exhibit "d" to said Master Deed, Said Unit also being shown as part of the plan of record as Exhibit "C" of said Master Deed, as amended by Instrument No. 20061030-0134372.

TOGETHER WITH parking space Number 23, as shown on Exhibit "C" to Master Deed as amended by Instrument No. 20061030-0134372, said Register's Office.

TOGETHER WITH Parking space Number 40, as shown on Echibit "C" to Master Deed.

Being the same property conveyed to Deborah J. Wolenberg and Steven J. Wolenburg, wife and husband by Warranty deed from Robert D. Hollis, III and Deborah J. Hollis, husband and wife and Kevin Hollis, a single person of record in Instrument No. 20140114-0003612 Register's Office for Davidson County, Tennessee, dated January 10, 2014 and recorded on January 14, 2014, Scriveners Affidavit recorded on March 26, 2014, Instrument No. 20140326-0025015.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- 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 Park West Court of record in Instrument Number 20050714-0081900, amended in Instrument No. 20061030-0134372, Register's Office for Davidson County, Tennessee.
- Charter of the Park West Court Condominium Owners Association, Inc. of record in Instrument Number 20050707-0078752, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 647, Page 310; Book 498, page 281 and Book 573, page 53, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050913-0110219, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Storm Drainage of record in Instrument Number 20050913-0109997, in the Register's Office for Davidson County, Tennessee.
- Easement for driveway of record in Book 712, Page 120 and Book 898, page 758, in the Register's Office for Davidson County, Tennessee.

- Grant of Apartment Easements for Joint Driveway of record in Book 11602, Page 445, in the Register's Office for Davidson County, Tennessee.
- Non-Exclusive permanent access easement of record in Instrument Number 20040430-0049497, in the Register's Office for DavidsonCounty, Tennessee.
- Application to Combine Parcels of record in Instrument Number 20050728-0088338, in the Register's Office for Davidson County, Tennessee.
- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-2000-364, made applicable by Ordinance No. BL-2000-476, of record in Metropolitan Clerk's Office for said Register's Office.
- rights as to parking spaces, which are subject to the oversight and control of the Homeowners Association
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3127 Long Blvd #310, 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 15th DAY OF MAY, 2020.

Deborah J. Wolenberg by Margaret Means, Attorney in Fact

Deborah J. Wolenberg by Margaret Means, Attorney in Fact

Steven J. Wolenberg by Margaret Means, Attorney in Fact

Steven J. Wolenberg by Margaret Means, 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, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DEBORAH J. WOLENBERG AND STEVEN J. WOLENBERG, and who acknowledged he/she/they executed the same as the free act and deed of the said DEBORAH J. WOLENBERG AND STEVEN J. WOLENBERG.

Witness my hand and official seal, this the 15th of May, 2020.

Briana Gage
Notary Public
My Commission Expires: 1/8/24
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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