Karen Johnson Davidson County
Batch# 421239 DEEDWARRSP
06/19/2020 01:45:30 PM 4 pgs
Fees: $23.00 Taxes: $2,774.63
20200619-0065579

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $749,900.00.

Affiant

Subscribed and sworn to before me, this the 12th day of June, 2020.

Notary Public

My commission expires: 5.9.23

CHRISTINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Rory J. Lubner	NEW OWNER	**2020:082130I00200CO**
1204 7th Avenue North		
Nashville, TN 37208		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mainland Germantown, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rory J. Lubner, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 02 on the plan of 7th and Madison, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 7th and Madison, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20180302-0020097, as amended and restated in Instrument No. 20181120-0114406, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Mainland Germantown, LLC by special warranty deed from Centerstone of Tennessee, Inc. of record in Instrument No. 20151020-0106754 Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 20, 2015 and Quitclaim Deed of record in Instrument No. 20151020-0106755 Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 20, 2015.

Being a part of the same property conveyed to Mainland Germantown, LLC by quitclaim deed from Mainland Germantown, LLC of record in Instrument No. 20170914-0093946 Register's Office for Davidson County, Tennessee, dated September 12, 2017 and recorded on September 14, 2017.

This conveyance is subject to: (1) The following matters of record in the Register's Office for Davidson County, Tennessee: Plan of record in Plat Book 10, Page 606; Tennessee Conservation Easement of record in Book 6210, Page 39; Restrictions of record in Book 9183, Page 130, amended in Book 11625, Page 280; Declaration of Covenants, Conditions and Restrictions for 7th and Madison, a Horizontal Property Regime with Private Elements, recorded in Instrument No. 20180302-0020097, as amended and restated in Instrument No. 20181120-0114406; Agreement for maintenance of storm water facilities of record in Instrument No. 20170726-0075599; Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170914-0093947, 20190107-0001584, and 20200116-0005944;

(2) real property taxes for the year of closing (prorated) and subsequent years; (3) all matters that would be disclosed by an accurate survey and inspection of the Property; (4) zoning and setback requirements; and (5) other condominium declarations, covenants, restrictions, general utility, sewer, and drainage easements of record.

This is improved (X) unimproved (_) property known as: 1204 7th Avenue North, Nashville, TN 37208.

[signature and notary acknowledgement appears on the following page]

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 claiming the same by, through, or under the GRANTOR but no further or otherwise. 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 HANDS EFFECTIVE AS OF 12th day of June, 2020:

Mainland Germantown, LLC,
a Tennessee limited liability company

By: Mainland Asset Management, LLC,
Its: Manager

By: _____
Kenneth M. Larish, Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

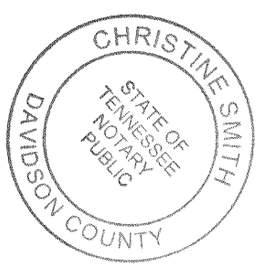
Personally appeared before me, a Notary Public of said County and State, Kenneth M. Larish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Manager of Mainland Asset Management, LLC, a Tennessee limited liability company, the Manager of Mainland Germantown, LLC, a Tennessee limited liability company, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name as such Manager of Mainland Asset Management, LLC, a Tennessee limited liability company, as Manager of Mainland Germantown, LLC, a Tennessee limited liability company, the said Grantor.

Witness my hand, at office, this the 12th day of June, 2020.

My Commission Expires: 5-9-23

_____
Notary Public

20201246DEW0002



True Copy Certification

I, RYAN RAFOTH, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023