Karen Johnson Davidson County
Batch# 424826 DEEDWARR
06/24/2020 09:21:30 AM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20200624-0067962

35477

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35477	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Affiant Subscribed and sworn to before me this 19th day of June, 2020. Notary Public My Commission Expires: October 2, 2023

STACY-ANN THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Robert Echols 1900 12th Ave. S. #514 Nashville, TN 37203	Send Tax Bills To: Robert Echols 4506 Harpeth Hill Dr. Nashville, TN 37215	Tax Information: Map and Parcel No.: 105091H08000CO

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, **STD Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Echols**, married ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1900 12th Ave. S. #514, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 19th day of June, 2020.

STD Properties, LLC, a Tennessee limited liability company

BY: _____
Dan Mitchell Frankum, President/Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Dan Mitchell Frankum, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President/Chief Manager of STD Properties, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of June, 2020.

_____
Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 514, together with the appurtenant interest in the common elements of The Chelsea Condominiums, a condominium established by Master Deed in Instrument No. 20181119-0113627, amended in Instrument No. 20181128-0116220 and Instrument No. 20190226-0017434, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to STD Properties, LLC, a Tennessee limited liability company, by deed dated December 14, 2018 from Mainland Belmont, LLC, a Tennessee limited liability company of record in Instrument No. 20181218-0122649, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 105091H08000CO.
2. Restrictive Covenants contained in an instrument of record in Book 5691, page 766, Register's Office for Davidson County, Tennessee.
3. Restrictions in the Urban Renewal Project of record in Book 4220, page 723, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Chelsea Condominiums, of record in Instrument No. 20181119-0113627, amended in Instrument No. 20181128-0116220, and Instrument No. 20190226-0017434, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Condominium Act of 2008, T.C.A. 66-27-201, et seq.
6. All matters appearing on the Plan of record as Book 332, page 65 and Book 4715, page 50, Register's Office for Davidson County, Tennessee.
7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in Instrument No. 20150723-0072512, Register's Office for Davidson County, Tennessee.
8. Public Street ROW and Pedestrian Access Easement of record in Instrument No. 20151216-0126629, Register's Office for Davidson County, Tennessee.
9. Grant of Easement to Comcast of Nashville of record in Instrument No. 20180207-0012292, Register's Office for Davidson County, Tennessee.
10. Lease Agreement dated July 26, 2017 amended August 19, 2018 by and between Mainland Berlmont, LLC and Sit Back Host, LLC including rights of tenant and occupants pursuant to said lease and subleases.
11. Subject to rights of others in and to the common areas and/or elements.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 document and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

