Karen Johnson Davidson County
Batch# 433901 DEEDWARR
07/09/2020 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20200709-0074932

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$505,000.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of July, 2020.

Notary Public

My commission expires:

(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nathan Yates	New Owner	**Map 103-02-0-S Parcel 013.00co**
239 White Bridge Pike #13		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Summit at White Bridge, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan Yates, single man

HEREINAFTER CALLED THE GRANTEES, 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 No. 13 on the Plan of Summit at Whitebridge, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Summit at Whitebridge, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123636, amended in Instrument No. 20170207-0013008 and Instrument No. 20180611-0055774, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Summit At Whitebridge, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20161123-0123636, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to Gregory T. Smith, Tom McCormick and Sabin Ewing, in equal shares and tenants in common, by Deed dated April 24, 2015 from Lola A. Bryant, James E. Morrissey, Nelva U. Smith, Martha Jane Petty, John B. Stephens, III, William Leon Hill, Denning Lee Hill, Nancy Jane Jones, Herbert Wilson Talley, Jr., Mark David Talley, Brenda Gail Cutrell and Dee Lane Talley, of record in Instrument No. 20150428-0037946 and by Deed dated April 24, 2015 from Nancy Janes Jones, Brenda Gail Cutrell, Dee Lane Talley, Herbert Wilson Talley, Jr., and Mark David Talley, of record in Instrument No. 20150428-0037947, and Deed of Correction in Instrument No. 20170104-0000868, Register's Office for Davidson County, Tennessee, and further conveyed to Summit at Whitebridge, LLC, a Tennessee limited liability company by Quitclaim Deed dated June 17, 2016 from Gregory T. Smith, Tom McCormick and Sabin Ewing, as tenants in common, of record in Instrument 20160622-0063642 and corrected in Instrument No. 20161114-0119977 and Instrument of Correction of record in Instrument No. 20180831-0086571, said Register's Office.

Conveyance of the above described property is subject to the following: (1) The Plan of record as set out on Exhibit "C' to the Declaration of Covenants, Conditions and Restrictions as shown in Instrument No. 20161123-0123636, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions for Summit At Whitebridge, of record in Instrument No. 20161123-0123636,amended in Instrument No. 20170207-0013008 and in Instrument No. 20180611-0055774, Register's Office for Davidson County, Tennessee. By-Laws and Charter of Summit at Whtebridge appended thereto. (3) All matters shown on the Plan of Record in Plat Book 161, Page 164,Register's Office for Davidson County, Tennessee. (4) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160808-0081832, Register's Office for Davidson County, Tennessee. (5) Agreement for Dedication of Easement for Sanitary Sewer and/or Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20161025-0112669, Register's Office for Davidson County, Tennessee. 6) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20180611-0055676, Register's Office for Davidson County, Tennessee. 7) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **239 White Bridge Pike #13, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **7th** day of **July, 2020.**

Summit at Whitebridge, LLC, a Tennessee limited liability company

By: _____
Gregory T. Smith, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Gregory T. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of the Summit at Whitebridge, LLC, a Tennessee limited liability company, within named bargainor, a limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by himself as such Chief Manager.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of **July, 2020.**

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 10-7-23

True Copy Certification

I, **Jennifer Pennell,** 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 executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022