WARRANTY DEED

Karen Johnson Davidson County
Batch# 440846 **DEEDWARR**
07/20/2020 03:05:45 PM 2 pgs
Fees: $13.00 Taxes: $1,396.75

20200720-0079498

G-P-20-1260-408

J. TRENT LEHMAN NOSWILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/14/22
(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)
Erin Dixon	New Owner	
(NAME)	(NAME)	**105-07-1A-406.00**
1260 Martin Street #408		
(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, **JENNIFER ALLEN, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIN DIXON, A SINGLE WOMAN,** 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:

Land in Davidson County, Tennessee, being Unit No. 408 of The 1260 Martin Condominium, described in the Declaration for The 1260 Martin Condominium, of record in Instrument No. 20160115-0004408, amended in Instrument No. 20160211-0013466, Instrument No. 20170714-0074509, Instrument No. 20170918-0095139, Instrument No. 20170919-0095966 and Instrument No. 20180227-0018384, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co- owners and tenants, the plat filed as Exhibit "B" to said Declaration, in said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jennifer Stratton, a single woman by Warranty deed from 1260 Martin LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171010-0103660 Register's Office for Davidson County, Tennessee, dated October 06, 2017 and recorded on October 10, 2017.

Jennifer Stratton having since married and is now known as Jennifer Allen. The above referenced property has never been the principal marital residence for the Grantor.

This conveyance is subject to:
• Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan attached as Exhibit B to the Second Amendment to Declaration for The 1260 Martin Condominium, of record in Instrument No. 20170724-0074509, Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan attached as Exhibit B to the Declaration for The Finery Master Condominium, of record in Instrument No. 20150807-0079087, as corrected in Instrument No. 20151005-0101050, as amended in Instrument No. 20160601-0054729 and in Instrument No. 20161118-0121688, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration for The Finery Master Condominium, with By-Laws appended thereto, of record in Instrument No. 20150807-0079087, as corrected in Instrument No. 20151005-0101050, as amended in Instrument No. 20160601-0054729, Instrument No. 20161118-0121688 and Instrument No. 20180228-0018775, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration for The 1260 Martin Condominium, with By-Laws appended thereto, of record in Instrument No. 20160115-0004408, amended in Instrument No. 20160211-0013466, Instrument No. 20170724-0074509, Instrument No. 20170918-0095139, Instrument No. 20170919-0095966 and Instrument No. 20180227-0018384, Register's Office for Davidson County, Tennessee.
• Deed of Easement for Public Street Right of Way of record in Instrument No. 20151109-0113800, in the Register's Office for Davidson County, Tennessee.
• Temporary Parking Easement Agreement of record in Instrument No. 20151118-0117171, in the Register's

Office for Davidson County, Tennessee.
• Restrictions for Stormwater Facilities and Systems of record in Instrument No. 20151005-0101365, in the Register's Office for Davidson County, Tennessee.
• All matters set out in Metro Ordinance No. BL2013-403 recorded in Instrument No. 20130917-0097688, in the Register's Office for Davidson County, Tennessee.
• All matters shown on that ALTA/ACSM Land Title Survey prepared by J. Alan Cummings, TN RLS No. 2351, Crawford & Cummings, PC, 1929 21st Avenue South, Nashville, TN 37212, (615) 292-2661, Job No. 13-083, dated September 20, 2013, last revised May 20, 2014.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1260 Martin Street #408, 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 17th DAY OF JULY, 2020.

Jennifer Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER ALLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of July, 2020.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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