WARRANTY DEED

Karen Johnson Davidson County
Batch# 443920 DEEDWARR
07/24/2020 02:44:24 PM 2 pgs
Fees: $13.00 Taxes: $1,119.25

20200724-0081704

JM- SB-A-20-3415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/5/24

(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)
Saul Good, LLC	**NEW OWNER**	
(NAME)	(NAME)	**104-06-0A-037.00-CO**
3415 West End Avenue #501		
(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, **THE ESTATE OF JOSEPH BRENNER, JR.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAUL GOOD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Certain Condominium apartment in Davidson County, Tennessee, being Unit No. 501 on the plan of Continental Condominiums, of record in Book 5200, page 399 and amended in Book 6135 at page 788 & Book 6435 at page 549, all in said Register's Office.

Being the same property conveyed to Joseph Brenner, Jr., unmarried by Warranty deed from First Corporation Inc., a Tennessee Corporation of record in Book 7135, page 595, Register's Office for Davidson County, Tennessee, dated February 10, 1987 and recorded on February 12, 1987.

The said Joseph Brenner, Jr. died testate on February 5, 2020 and his will was entered into probate in case no. 20P375 in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Book 5200, Pages 399 through 401, inclusive, as amended in Book 6135, Page 788 and further amended in Book 6435, Page 549, Register's Office for Davidson County, Tennessee.
- Plan of record in Book 6900, Page 43, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Continental Condominiums of record in Book 5862, Page 589, amended in Book 6135, Page 788, Book 6435, Page 549 and Book 7475, Page 137, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5862, Page 626, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 5864, Page 834, in the Register's Office for Davidson County, Tennessee.
- Resolution of record in Book 7461, Page 217 and Instrument No. 20051024-0128399, in the Register's Office for Davidson County, Tennessee.
- Overhang Easement of record in Book 4825, Page 592, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Agreement between Continental Homeowners' Association, Inc. and Nextel South Corp. of record in Instrument Number 20010514-0049446, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3415 West End Avenue #501, 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 21st DAY OF JULY, 2020.

The Estate of Joseph Brenner, Jr.

BY: _____
Marthagem Whitlock
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHAGEM WHITLOCK, EXECUTOR of the THE ESTATE OF JOSEPH BRENNER, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st of July, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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