Book 14

Karen Johnson Davidson County
Batch# 463131 DEEDWARR
08/25/2020 09:40:39 AM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20200825-0095938

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$660,000.00.** Affiant Subscribed and sworn to before me, this the 24th day of August, 2020. Notary Public My commission expires: 5/9/23 (AFFIX SEAL)

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Christopher T. Wyffels **Andrea L. Wyffels**	**New Owner**	**Map 093-06-1-M Parcel 134.00co**
333 Lake Street South		
Bayport, MN 55003		

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,

Dawn Rudolph, unmarried

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

Christopher T. Wyffels and Andrea L. Wyffels, husband and wife

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 3910 of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium of record in Instrument No. 20171218-0128946, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each of the Units as set forth in Exhibit "E" of the Declaration Establishing 505 High Rise Condominium.The 505 High Rise Condominium constitutes the High Rise Unit in the 505 Master Condominium, as established by the Declaration Establishing 505 Master Condominium, of record in Instrument No. 20171218-0128945, said Register's Office. Reference is hereby made to the plat of 505 Master Condominium of record as Exhibit "D" to the Declaration Establishing 505 Master Condominium, for a more complete identification and description of the High Rise Unit of 505 Master Condominium, and the plat of 505 High Rise Condominium of record as Exhibit "D" to the Declaration Establishing 505 High Rise Condominium, for a more complete identification and description of the Unit.

Being the same property conveyed to Dawn Rudolph, by Warranty Deed dated May 25, 2018 from 505 Property, LLC, a Delaware limited liability company, of record in Instrument No. 20180531-0051916, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "D" to the Declaration Establishing 505 High Rise Condominium as of record in Instrument No. 20171218-0128946 and Exhibit "D" to the Declaration Establishing 505 Master Condominium as of record in Instrument No. 20171218-0128945, Register's Office for Davidson County, Tennessee. (2) Declaration Establishing 505 High Rise Condominium as of record in Instrument No. 20171218-0128946 amended in Instrument No. 20181009-0099878 and Instrument No. 20191016-0106180, and Bylaws appended thereto, Register's Office for Davidson County, Tennessee. (3) Charter of 505 High Rise Condominium Association, Inc., as of record in Instrument No. 20171213-0127265, Register's Office for Davidson County, Tennessee. (4) Declaration Establishing 505 Master Condominium as of record in Instrument No. 20171218-0128945 and Partial Assignment of Declarant Rights as of record in Instrument No. 20191002-0100557, Register's Office for Davidson County, Tennessee. (5) Charter of 505 Master Condominium Association, Inc. as of record in Instrument No. 20171213-0127264, Register's Office for Davidson County, Tennessee. (6) Capitol Mall Redevelopment Project Plan and Restrictions as provided in Metropolitan County Council Ordinances Nos. 77-716, 82-845, 87-1695, 91-1567, 93-774, 97-755, 98-1187, BL 2002-1033, and BL 2004-424, and as of record in Book 7423 Page 374, Book 7631 Page 606, Book 8421 Page 587, Book 9208 Page 613, Book 10512 Page 464, Instrument No. 20020626-0076795, Instrument No. 20050124-0008719, Instrument No. 20130903-0092714, Instrument No. 20130903-0092715, and Instrument No. 20140410-0030060, Register's Office for Davidson County, Tennessee. (7) All matters shown on the Boundary Plat of record in Instrument No. 20140926-0089008, Register's Office for Davidson County, Tennessee. (8) Easement Agreement of record in Instrument No. 20070625-0075451, Register's Office for Davidson County, Tennessee. (9) Agreement for Dedication of Pedestrian Sidewalk Easement of record in Instrument No. 20140923-0087004 amended in Instrument No. 20151231-0131612, Register's Office for Davidson County, Tennessee. (10) Declaration of Covenants and Easements of record in Instrument No. 20141114-0105300 amended in Instrument No. 20171218-0128944, Register's Office for Davidson County, Tennessee. (11) Memorandum of Parking Lease and License of record in Instrument No. 20141114-0105301 amended in Instrument No. 20171218-0128943, Register's Office for Davidson County, Tennessee. (12) Memorandum of Master Lease of record in Instrument No. 20141114-0105302, Register's Office for Davidson County, Tennessee. (13) Memorandum of Development Agreement of record in Instrument No. 20151203-0122108, Register's Office for Davidson County, Tennessee. (14) Assignment and Assumption of Development Documents of record in Instrument No. 20151203-0122110, Register's Office for Davidson County, Tennessee. (15) Agreement for Dedication of Right-of-Way and Pedestrian Sidewalk Easement as of record in Instrument No. 20151231-0131613, Register's Office for Davidson County, Tennessee. (16) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as of record in Instrument No. 20170504-0044298, Register's Office for Davidson County, Tennessee. (17) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is Improved (_X_) Unimproved (____) property, known as **515 Church Street #3910, Nashville, TN 37219**

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 21 day of **August, 2020.**

Dawn Rudolph

Dawn Rudolph

STATE OF Indiana)
COUNTY OF Hamilton)

Personally appeared before me, a Notary Public of said County and State, **Dawn Rudolph,** the within named seller, 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 at Indianapolis (city), Indiana (state), this 21 day of **August, 2020.**

Notary Public

My Commission Expires: March 7, 2025

697643

NOTARY PUBLIC SEAL STATE OF INDIANA
LUDWIG W JOHNSON III
Hamilton County
My Commission Expires
March 7, 2025