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WARRANTY DEED

Karen Johnson Davidson County
Batch# 467119 DEEDWARR
08/31/2020 12:19:56 PM 2 pgs
Fees: $13.00 Taxes: $3,626.00

20200831-0098538

KEYRES-20-20-706

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ XXXXXXXX Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $980,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(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)
Jason Diehl and Kristin Stevens	Morgan Stanley Private Bank	
(NAME) **20 Rutledge Street, #706**	(NAME) P.O. Box 11733	**093-11-0G-706-00-CO**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) Newark, New Jersey 07101	
(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, **MONTROSE LAND GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON DIEHL, UNMARRIED, AND KRISTIN STEVENS, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** 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. 706, as established by the Master Deed or Declaration of City Lights Condominiums ("Master Deed") of record as Instrument. No. 20190408-0031675, as amended in amendment of record as Instrument No. 20190501-0040417, further amended by amendment of record as Instrument No. 20190508-0043149, and further amended by amendment of record as Instrument No. 20190711-0067872, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements, including two parking spaces numbered 707 as shown on Garage Level 4 as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Montrose Land Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Rutledge Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191119-0119081 Register's Office for Davidson County, Tennessee, dated November 18, 2019 and recorded on November 19, 2019.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 21, Page 73, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7084, Page 983, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of City Lights Condominiums, of record in Instrument No. 20190408-0031675, as amended in Instrument No. 20190501-0040417 and Instrument No. 20190508-0043149, Instrument No. 20190711-0067872 Register's Office for Davidson County, Tennessee.
- Charter of City Lights Condominium Association, Inc. record in Instrument No. 20190409-0032210, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement and/or Public Street Right of Way of record in Instrument No. 20160718-0073554, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160826-0089450, Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20180207-0012297, Register's Office for Davidson County, Tennessee.
- Amended and Restated Master Deed referenced in 20200108-0002612, said Register's Office
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **20 Rutledge Street, #706, Nashville, Tennessee 37210**.

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 representat ves, 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 27th DAY OF AUGUST, 2020.

Montrose Land Group, LLC

BY: _____
Laura Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of MONTROSE LAND GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of August, 2020.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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