WARRANTY DEED

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

R-PR-20-1077-303

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2/11/2024
(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)
Jordan McKinney	First Bank	
(NAME)	(NAME)	**072-06-3N-016.00-CO**
1077 E Trinity Lane, Apt. 303	318 Seaboard Lane, Ste 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37067	
(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, **DAVID SCOTT TAKAC, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JORDAN MCKINNEY, UNMARRIED,** 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 located in Davidson County, Tennessee, being Unit No. 303 of The Edison, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Edison of record in Instrument Number 20181029-0107022, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Master Deed.

Being the same property conveyed to David Scott Takac, unmarried by Special Warranty deed from Edison Development Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190307-0021251 Register's Office for Davidson County, Tennessee, dated March 01, 2019 and recorded on March 07, 2019.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 332, Page 167, as revised and corrected in Plat Book 547, page 21 and 22 , Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20161214-013098 in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20181029-0107022, amended at Instrument No. 20181206-0119180 and 20181211-0120659, Register's Office for Davidson County, Tennessee
- Easement of record in Instrument Number 20181029-0106567, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20181023-0105088, 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: **1077 E Trinity Lane, Apt. 303, Nashville, Tennessee 37216**.

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.

Karen Johnson Davidson County
Batch# 468389 DEEDWARR
09/02/2020 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $802.90
20200902-0099756

202009020099756

Witness my/our hand(s) this the 27th DAY OF AUGUST, 2020.

David Scott Takac by Laura Mitchell, Attorney-in-fact
David Scott Takac by Laura Mitchell as Attorney in Fact

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 who executed the foregoing instrument in behalf of DAVID SCOTT TAKAC, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID SCOTT TAKAC.

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

Briana Gage
Notary Public
My Commission Expires: _____
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON