WARRANTY DEED

Karen Johnson Davidson County
Batch# 471808 DEEDWARR
09/08/2020 02:44:24 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20200908-0102167

R-BMR-20-700-808

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2021

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)
Patrick Westling	**PennyMac Loan Services LLC**	
(NAME)	(NAME)	
700 Church Street, #808	**3043 Townsgate Road, Suite 200**	**093-05-2B-056.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Westlake Village, CA 91361**	
(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, **ALYSSA VAN CAMP, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK WESTLING, A SINGLE MAN**, 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. 808 of Bennie Dillon, 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 Bennie Dillon of record in Instrument Number 20051215-0150617, with Attorney's Certificate in Instrument No. 20051215-0150619, and as amended in Instrument No. 20060801-0093636, Instrument No. 20110513-0036910 Instrument No. 20110725-0056667, Instrument No 20120927-0087986, and Instrument No. 20121217-0116226, 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 "C" said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alyssa Van Camp, an unmarried woman by Warranty deed from Richard D. Casebeer and wife, Kellie Montana of record in Instrument No. 20160216-0014035 Register's Office for Davidson County, Tennessee, dated February 12, 2016 and recorded on February 16, 2016.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of Bennie Dillon of record in Instrument Number 20051215-0150617, with Attorney's Certificate in Instrument No. 20051215-0150619, and as amended in Instrument No. 20060801-0093636, Instrument No. 20110513-0036910, Instrument No. 20110725-0056667, Instrument No. 20120927-0087986 and Instrument No. 20121217-0116226, Register's Office for Davidson County, Tennessee.
- Charter for Bennie Dillon Condominium Association, Inc. of record in Instrument Number 20051215-0150618, in the Register's Office for Davidson County, Tennessee.
- Agreement Respecting Declarant's Rights of record in Instrument Number 20060105-0001870, in the Register's Office for Davidson County, Tennessee.
- Lease Agreement of record in Book 11011, Page 123, Assignment in Book 11011, page 128, Assignment and Assumption Agreement in Book 11477, page 85 and Instrument No. 20050420-0044175, in the Register's Office for Davidson County, Tennessee.
- Restrictions and Ordinances for the Capitol Mall Redevelopment Plan of record in Book 7423, Page 374, Book 8421, page 587, Book 9208, page 613, Book 10512, page 464, Instrument No. 20020626-0076795, Instrument No. 20040414-0041763 and Instrument No. 20050124-0008719, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Master Lease of record in Book 1147, Page 96, in the Register's Office for Davidson County, Tennessee.

- Easement of record in Book 1380, Page 174, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20130726-0077473, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20120607-0050013, 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: **700 Church Street, #808, 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 4th DAY OF SEPTEMBER, 2020.

Alyssa Van Camp by [signature] Attorney-in-fact
Alyssa Van Camp 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 ALYSSA VAN CAMP, and who acknowledged he/she/they executed the same as the free act and deed of the said ALYSSA VAN CAMP.

Witness my hand and official seal, this the 4th of September, 2020.

[signature]
Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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