THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200829196

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $264,900.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2020.

Notary Public
My Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-24

Karen Johnson Davidson County
Batch# 473502 DEEDWARR
09/10/2020 01:45:56 PM 2 pgs
Fees: $13.00 Taxes: $980.13

20200910-0103314

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sydney Raines 2407 8th Avenue South #306 Nashville TN 37204	Broker Solutions, Inc dba New American Funding 14511 Myford Road, Ste 100 Tustin, CA 92780	Tax Parcel ID No. 118-02-1K-306.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer J. Miller** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sydney Raines, a single woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 306, Eighth South Residences, a Residential Condominium described in the Master Declaration for Eighth South Residences, a Residential Condominium of record in Instrument No. 20170619-0061466 of the Register's Office of Davidson County, Tennessee which is a sub unit of the Eighth South Mixed-Use Condominium established by Master Deed of Eighth South Mixed-Use Condominium recorded in Instrument No. 20170619-0061465 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of the Eighth South Residences and Eighth South Mixed-Use Condominium as stated in said Master Declarations. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at Eighth South Residences and Eighth South Mixed-use Condominium, the property, co-owners and tenants, the plat filed as Exhibit "B" to said Master Declaration, said Register's Office, are incorporated herein by reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jennifer J. Miller by Quitclaim deed from Chadwick L. Miller of record in Instrument No. 20200824-0095165 Register's Office for Davidson County, Tennessee, dated August 21, 2020, and recorded on August 24, 2020. Grantor warrants this is investment property and not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
Taxes for the year 2020, a lien not yet due and payable.
Subject to all matters shown on the Plan of record as Instrument Number 20151007-0102052 and 20020702-0079601, Register's Office of Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Declaration establishing a Horizontal Property Regime of Eighth South Residences, a Residential Condominium of record in

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JWSBBMR 20240306

Instrument Number 20170619-0061466, in the Register's Office for Davidson County, Tennessee, which is a sub unit of the Eighth South Mixed-Use Condominium established by Master Declaration of record in Instrument No. 20170619-0061465, Register's Office for Davidson County, Tennessee.
Charter of Eighth South Residences Condominium Association, Inc. of record in Instrument Number 20170816-0084241, in the Register's Office for Davidson County, Tennessee.
Charter of Eighth South Mixed-Use Condominium Association, Inc. of record in Instrument Number 20170816-0084240, in the Register's Office for Davidson County, Tennessee.
Conveyance of Common Area and Common Elements to the Condominium Associations of record in Instrument Number 20170828-0088041 and 20170828-0088042, in the Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151021-0107308, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Reciprocal Easement Agreement Relating to Parking Garages of record in Instrument Number 20151021-0107311, in the Register's Office for Davidson County, Tennessee.
Development and Access Easement Agreement of record in Instrument Number 20151021-0107312, in the Register's Office for Davidson County, Tennessee
Easement Agreement of record in Instrument Number 20160926-0101241, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water mains, Pumps and Appurtenances of record in Instrument Number 20150730-0075029, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20170921-0096815, in the Register's Office for Davidson County, Tennessee.
Right of Way for Highway Purposes of record in Book 1001, Page 105, in the Register's Office for Davidson County, Tennessee.
Nashville Gas and Heating Right of Way of record in Book 1848, Page 459, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 2746, Page 414, in the Register's Office for Davidson County, Tennessee.
Agreement to close an abandoned alley and conveyance of ingress egress easements of record in Book 1300, Page 567, in the Register's Office for Davidson County, Tennessee.
Agreement Restricting Right of Partition of record in Book 10091, Page 639, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Permanent Stormwater Management Facilities of record in Instrument Number 20180130-0009394, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2407 8th Avenue South #306 Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2020.

Jennifer J. Miller

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer J. Miller, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2020.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES