Karen Johnson Davidson County
Batch# 473543 DEEDWARRSP
09/10/2020 02:23:30 PM 4 pgs
Fees: $23.00 Taxes: $1,454.10
20200910-0103387

35666

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 35666-08-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $393,000.00. Affiant Subscribed and sworn to before me, 9th day of September, 2020. Notary Public My Commission Expires: 8/6/24

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Greene Holdings, LLC 1018 Chancery Lane Nashville, TN 37215	Greene Holdings, LLC 1018 Chancery Lane Nashville, TN 37215	Map and Parcel No.: 117100C20600CO

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, The Breen Agency, Inc., a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Greene Holdings, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3811 Bedford Avenue, Unit #206, Nashville, Davidson County, Tennessee 37215.

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

And Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A." Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under it, but no further or otherwise.

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, the corporate party by its duly authorized office, on the 9th day of September, 2020.

GRANTOR:

THE BREEN AGENCY, INC.
a Tennessee corporation

By: _____
David Breen
President and Sole Shareholder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared David Breen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President and Sole Shareholder (or other officer authorized to execute the instrument) of The Breen Agency, Inc., a Tennessee corporation, the within named bargainor, and that he as such President and Sole Shareholder executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President and Sole Shareholder.

Witness my hand, in Nashville, Tennessee, this 9th day of September, 2020.

_____
Notary Public
My Commission Expires: 3/6/24

STATE OF TENNESSEE NOTARY PUBLIC

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 206, together with the appurtenant interest in the common elements of Bedford Plaza Office Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20080225-0018414, amended in Instrument No. 20080411-0036887, Instrument No. 20110824-0065389, corrected by Scrivener's Affidavit in Instrument No. 20110829-0066820, amended in Instrument No. 20140929-0089626, and Instrument No. 20150619-0059057, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Bedford Avenue Subdivision, Phase 3 of record in Instrument No. 20061115-0141901, Register's Office for Davidson County, Tennessee.

Together with parking space 15 as shown on Exhibit "A" to Amendment No. 3 to Master Deed for Bedford Plaza Office Condominiums recorded as Instrument No. 20140929-0089626, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Breen Agency, Inc., by deed dated June 18, 2008 from Katlan Properties, a Tennessee General Partnership, of record in Instrument No. 20080623-0064058, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 117100C20600CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Bedford Plaza Office Condominiums, of record in Instrument No. 20080225-0018414, amended in Instrument No. 20080411-0036887, Instrument No. 20110824-0065389, corrected by Scrivener's Affidavit in Instrument No. 20110829-0066820, amended in Instrument No. 20140929-0089626, and Instrument No. 20150619-0059057, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3914, page 9, Book 3914, page 73, and Book 3914, page 89, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20061115-0141901, Register's Office for Davidson County, Tennessee.
6. Easement for public utility and drainage of record in Instrument No. 20060811-0099296, Register's Office for Davidson County, Tennessee.
7. Easement for Future Access of record in Instrument No. 20050812-0095776, Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record in Instrument No. 20070313-0030587, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Instrument No. 20070306-0027275, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 herewith and that this is a true and correct copy of the original document and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

