WARRANTY DEED

Karen Johnson Davidson County
Batch# 475272 DEEDWARR
09/14/2020 01:40:49 PM 2 pgs
Fees: $13.00 Taxes: $1,583.60

20200914-0104653

JM-SB-WG-20-6511-13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $428,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Clermont, LLC - Series Nashville	**NEW OWNER**	
(NAME) **606 David Livingston Dr**	(NAME)	**090-08-0M-013.00-CO**
(ADDRESS) **Carterville, IL 62918**	(ADDRESS)	
(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, **MARY CAROLYN ROBERTS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLERMONT, LLC - SERIES NASHVILLE, AN ILLINOIS LIMITED LIABILITY COMPANY,** 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 13 and any interest Common Areas and Elements establishing Robertson Close Townhomes, in the Declaration of Covenants, Conditions and Restrictions for Robertson Close Townhomes, A Horizontal Property Regime With Private Elements of record in Instrument Number 20160629-0066195, as amended in Instrument Number 20190725-0073260, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Kurio Properties, LLC, a Tennessee limited liability company by Warranty Deed from Robertson Partners, a Tennessee general partnership of record in Instrument No. 20150518-0045298 Register's Office for Davidson County, Tennessee, dated May 15, 2015 and recorded on May 18, 2015.

Being the same property conveyed to Mary Carolyn Roberts by Warranty deed from Kurio Properties, Inc., a Tennessee Corporation of record in Instrument No. 20200629-0070349 Register's Office for Davidson County, Tennessee, dated June 24, 2020 and recorded on June 29, 2020.

The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160629-0066195, as amended in Instrument Number 20190725-0073260 and further amendments recorded in Instrument Number 20200629-0070338, Register's Office for Davidson County, Tennessee.
- Charter for Robertson Close Townhome Homeowners Association of record in Instrument Number 20160706-0068832, in the Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 332, Page 11, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 2600, Page 12, Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 7136, Page 517, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20160808-0082041, 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 20160810-0083004, 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: **6511 Robertson Ave #13, Nashville, Tennessee 37209**.

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 8th DAY OF SEPTEMBER, 2020.

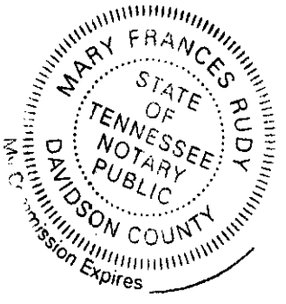
Mary Carolyn Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY CAROLYN ROBERTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of September, 2020.

Notary Public
My Commission Expires: 13-22
(SEAL)



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