Karen Johnson Davidson County
Batch# 476914 DEEDWARR
09/16/2020 11:19:30 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20200916-0105764

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Calvit Ratcliffe 2310 Elliott Ave. Apt. 820 Nashville, TN 37204	Calvit Ratcliffe 2310 Elliott Ave. Apt. 820 Nashville, TN 37204	105-14-01-006.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Studio I, GP, a Tennessee Partnership**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Calvit Ratcliffe,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Units 6, STUDIO 1 LOFTS CONDOMINIUM, as established under Declaration of record in Instrument No. 20140715—0062248, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Studio 1, GP by Warranty Deed from Studio 1 Nashville Apartments, LLC, filed for record in Instrument No. 20140124-0111360, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Terms, provisions, covenants, restrictions, easements, charges, assessments and liens provided in the Declaration of record in Instrument No. 20140715-0062248, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument No. 20140715-0062247, Register's Office for Davidson County, Tennessee.
-Sanitary Sewer/Storm Drainage easement as shown of record in Book 4166, Page 14, in the Register's Office for Davidson County, Tennessee.
-County Taxes for 2020 and subsequent years, a lien not yet due and payable.
-Any and all existing easements and restrictions as shown of record not stated herein.

This improved property known as: **801 Hillview Heights #6, Nashville, Tennessee 37204.**

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of September, 2020.

Studio I, GP, a Tennessee Partnership

By: _____ (SEAL)
Marshall Burridge, Member/Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2020, before me personally appeared Marshall Burridge, Member/Authorized Signor of Studio I, GP, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of September, 2020.

Taylor Anderson
Notary Signature
My commission expires: 07-03-2023

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $185,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
15th day of September, 2020.

Taylor Anderson
Notary Public
My commission expires: 07-03-2023
File No. 2020-215

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023