Karen Johnson Davidson County
Batch# 484755 DEEDWARR
09/28/2020 02:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,924.00
20200928-0111527

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $520,000.00

Affiant

Subscribed and sworn to me on 28th day of September, 2020.

NOTARY PUBLIC

My Commission Expires 11.20.23

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (WHB)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File # 33878

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tyler D. Atkins 700 12th Avenue S #1210 Nashville, TN 37203	First Bank 318 Seaboard Ln, Ste 205 Franklin, TN 37067	093-13-0D-119.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, R. STEPHEN RICHARDS, JR., hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto TYLER D. ATKINS, an unmarried man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. R-1210, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784, Instrument No. 20121017-0095418 and Instrument No. 20180627-0061944, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument No. 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to R. Stephen Richards, Jr. by Warranty Deed from Roger D. Hooper and Betty R. Hooper, husband and wife, of record as Instrument No. 20181113-0111396, Register's Office for Davidson County, Tennessee.

This property is also commonly known as 700 12th Avenue South, Unit 1210, Nashville, TN 37203.

This conveyance is also subject to the permitted exceptions listed on Exhibit "A" attached hereto.

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, his heirs and assigns, forever, and GRANTOR does covenant with said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand, effective on this 28th day of September, 2020.

R. STEPHEN RICHARDS, JR.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public of said County and State, personally appeared R. STEPHEN RICHARDS, JR., 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 within named bargainor, and that he executed the foregoing instrument for the purposes therein contained of his own free will and act.

Witness my hand and seal, this 28th day of September, 2020.

Notary Public, State of Tennessee

My Commission Expires: March 7, 2023

WILLIAM H. BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Permitted Exceptions

1. Taxes for the year 2020, and all subsequent years, a lien due and payable, but not yet delinquent.

2. Matters shown on the Plan of record in Book 4460, page J 59, as amended in Instrument No.20051116-0138405, said Register's Office.

3. Master Deed of record as Instrument No. 20081223..Q 122167 , as amended in Instrument No. 20090213..()0 I 2915, Instrument No. 20090316-002330 I, Jnstrumont No. 20090325-0026808, Instrument No. 20090827-0080784. Instrument No.20121017-0095418, and Instrument No. 20180627-0061944, said Register's Office.

4. Grant of Easement conveyed unto Comcast of Nashville I, LLC of record as Instrument No.20120521--0043895 , said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances conveyed unto The MelTOpolitan Government of Nashville and Davidson County of record as Instrument No. 20060615-0071498, said Register's Office.

6. Easement(s) as set out in Ordinance No. 72-317 of record in Book 4643 page 498, said Register's Office.

7. Restrictive Covenants associated with the Edgehill Urban Renewal Project of record in Book 4220 page 723 and Book 6236 page 263, said Register's Office.

8. By-Laws as set out in the Master Deed of record as Instrument No. 20081223-0122167, as amended in Instrument No. 20090325-0026808, said Register's Office.

9. Charter of Terrazzo, a Condominium of record as Instrument No. 20081223-0122305 and Instrument No. 20090828-0080937, said Register's Office.

10. Stormwater Detention Agreement with The Metropolitan Government of Nashville and Davidson County of record as Instrument No. 200606 I 5--0071504, said Register's Office.

11. Terms, provisions, requirements, conditions, obligations, agreements and stipulations contained in the lease from CJUF II Terrazzo, LLC to Branch Banking and Trust Company of record in Instrument No. 20081009-0102619, said Registers Office. Lease was amended in Instrument No. 20081230-0123644, said Register's Office.

12. Terms, provisions, requirements, conditions, obligations, agreements and stipulations contained in the lease from CJUF II Terrazzo, LLC to Branch Banking and Trust Company of record in Instrument No. 20081205-0117745, said Register's Office.

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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 executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY