WARRANTY DEED

Karen Johnson Davidson County
Batch# 492113 DEEDWARR
10/08/2020 01:46:45 PM 2 pgs
Fees: $13.00 Taxes: $10,915.00

20201008-0117221

R-VRES-20-20-710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
John M. Beatty and Deborah S. Beatty	**John M. Beatty and Deborah S. Beatty**	
(NAME)	(NAME)	**093-11-0G-710.00-CO**
9510 Palmetto Drive, Apt. 4501	**9510 Palmetto Drive, Apt. 4501**	
(ADDRESS)	(ADDRESS)	
Isle of Palms, SC 29451	**Isle of Palms, SC 29451**	
(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, **AVOCA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN M. BEATTY AND DEBORAH S. BEATTY, HUSBAND AND WIFE WITH RIGHTS OF SURVIVORSHIP,** 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 No. 710, as established by the Master Deed or Declaration of City Lights Condominiums of record as Instrument No. 20190408-0031675, as amended in amendment of record as Instrument No. 20190501-0040417, further amended by amendment of record as Instrument No. 20190508-0043149, and further amended by amendment of record as Instrument No. 20190711-0067872 and further amended and restated in Instrument No. 20200108-0002612, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements, including three parking spaces numbered 710 as shown on Garage Level 4 as set forth in Exhibit C to said Master Deed, and Storage Unit 710 as shown on Condo Level 7 as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Avoca, LLC, a Tennessee limited liability company by Special Warranty deed from Rutledge Development, LLC, a Tennessee limited liability company of record in Instrument No. 20200302-0023260 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 02, 2020.

This conveyance is subject to:
- Taxes for the year 2020.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 73, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7084, Page 983, in the Register's Office for Davidson County, Tennessee.
- Master Deed or Declaration of City Lights Condominiums of record in Instrument Number 20190408-0031675, as amended in Instrument No. 20190501-0040417, Instrument No. 20190508-0043149, Instrument Nc. 20190711-0067872 and Instrument No. 20200108-0002612 Register's Office for Davidson County, Tennessee.
- Charter of City Lights Condominium Association, Inc. of record in Instrument Number 20190409-0032210, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement and/or Public Street Right of Way of record in Instrument Number 20160718-0073554, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20160826-0089450, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20180207-0012297, in the Register's Office for Davidson County, Tennessee.
- Rutledge Hill Redevelopment Plan of record in Book 7084, Page 983, 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: **20 Rutledge Street #710, Nashville, Tennessee 37210**.

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 30th DAY OF SEPTEMBER, 2020.

Avoca, LLC, a Tennessee limited liability company

BY: _____
Mark Deutschmann
Manager

BY: _____
Sherry Deutschmann
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK DEUTSCHMANN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of AVOCA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of September, 2020.

_____
Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRY DEUTSCHMANN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of AVOCA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of September, 2020.

_____
Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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