Karen Johnson Davidson County
Batch# 494367 DEEDWARR
10/13/2020 02:45:30 PM 4 pgs
Fees: $23.00 Taxes: $2,645.50
20201013-0118995

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35711-08-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $715,000.00. Sharon K Hurt Affiant Subscribed and sworn to before me this 13th day of October, 2020. Catherine H. Gwyn Notary Public My Commission Expires: 5.9.2024

CATHERINE H GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Street Works 1326B Rosa L. Parks Blvd. Nashville, TN 37208	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 081120A00100CO

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, **Gina D. Thompson**, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Street Works, a Tennessee nonprofit corporation** ("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 1326B Rosa L. Parks Blvd., Nashville, TN 37208.

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 that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 on the 13th day of October, 2020.

Gina D. Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gina D. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2020.

Notary Public

My Commission Expires:

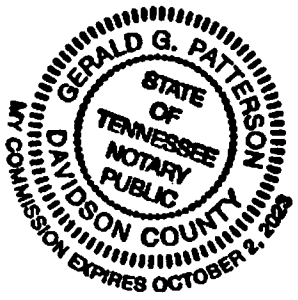


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of the 8th Avenue North Office Condominium, a horizontal property regime established by Master Deed of record in Book 7806, page 264, amended in Book 7810, page 216, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of the Resubdivision of Lot 39 and part of 37 and 41 North Nashville Real Estate Company's property of record in Plat Book 6050, page 367, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George H. Thompson, IV and Gina D. Thompson, husband and wife, by deed dated February 20, 2019 from Caroline I. Iworah, a widow, of record in Instrument No. 20190228-0018257, Register's Office for Davidson County, Tennessee. The parties having since divorced. By Quitclaim Deed dated May 10, 2019 of record in Instrument No. 20190606-0054172, Register's Office for Davidson County, Tennessee, George H. Thompson, IV, an unmarried man, conveyed his interest in subject property to Gina D. Thompson, an unmarried woman.

This conveyance is made subject to:

1. State and County taxes for the year 2020, which have been paid by Grantor and prorated by the parties. Map and Parcel No. 081120A00100CO.
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 8th Avenue North Office Condominium, of record in Book 7806, page 264, amended in Book 7810, page 216, 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. All matters appearing on the Plan of record as Book 6050, page 367, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Site Plan of record attached as Exhibit B to the Master Deed in Book 7806, page 264, amended in Book 7810, page 216, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Catherine H. Gwyn, 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 executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

