WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $524,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2020.

Notary Public

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

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

Karen Johnson Davidson County
Batch# 506166 DEEDWARR
10/30/2020 02:58:25 PM 2 pgs
Fees: $13.00 Taxes: $1,942.13

20201030-0127185

THIS INSTRUMENT WAS PREPARED BY
Jackie Rudolph,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-092143

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Russell Watson Berry and Tiffany Huffaker Berry	new owner	
(NAME)	(NAME)	
805 3rd Avenue		082-13-E-128.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED TWENTY-FOUR THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($524,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **P. THOMAS ROTHRAUFF AND CHRISTINA M. ROTHRAUFF, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUSSELL WATSON BERRY AND TIFFANY HUFFAKER BERRY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 128, with all rights and appurtenances thereto belonging as set out in the Master Deed of District Lofts, a Condominium Development of record as Instrument No. 20080104-0001256, and amended by surveyors certificate of correction of record in Instrument No. 20080111-0003637, and amended by Instrument No. 20080609-0059308, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to P. Thomas Rothrauff and Christina M. Rothrauff, husband and wife by Warranty deed from Marisa I. Williams and Bryan A. Williams, wife and husband of record in Instrument No. 20180327-0028689 Register's Office for Davidson County, Tennessee, dated March 27, 2018 and recorded on March 27, 2018.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-SB-VIES-20805-X

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 805 3rd Avenue, Nashville, TN 37201
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 28th day of October, 2020

P. Thomas Rothrauff by William Fred Hyde, Attorney-in-Fact
P. Thomas Rothrauff by William Fred Hyde as Attorney in Fact

Christina M. Rothrauff by William Fred Hyde, Attorney-in-Fact
Christina M. Rothrauff by William Fred Hyde as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 28th day of October, 2020, before me personally appeared William Fred Hyde to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of P. Thomas Rothrauff and Christina M. Rothrauff and who acknowledged he/she/they executed the same as the free act and deed of the said P. Thomas Rothrauff and Christina M. Rothrauff.

Witness my hand and official seal, this the 28th day of October, 2020.

Notary Public

My Commission Expires: 2/11/2024

(SEAL)

