#35794

WARRANTY DEED

Karen Johnson Davidson County
Batch# 508335 DEEDWARR
11/03/2020 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20201103-0128560

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$425,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2020.

Notary Public

My commission expires:
(AFFIX SEAL)

KELLY E COX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Laura Adelaide Lupton	360 Mortgage Group LLC	**Map 116-12-0-D Parcel 521.00co**
521 Armistead Place	PO Box 10869	
Nashville, TN 37215	Austin TX 78766	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas G. Roady, III and Kristin G. Roady, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura Adelaide Lupton, single woman

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 521 of the Revised Plan of Burlington Condominiums, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Burlington Condominiums, of record in Book 6011, Page 653, and amended in Book 6194, Page 440, Book 6362, Page 405 and Instrument No. 20191202-0123588 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6011, Page 687, and amended in Book 11525, Page 300, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Revised Plan of Burlington Condominiums, Phase II, as of record in Plat Book 6250, Page 96, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Thomas G. Roady, III and Kristin G. Roady, husband and wife, by Warranty Deed dated May 10, 2018 from Nancy I. Dunn, unmarried, of record in Instrument No. 20180514-0045658, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 6250 Page 96, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Sanitary Sewers and/or Storm Drainage Easement of record in Book 6929, Page 643, and in Book 6929, Page 646, Register's Office for Davidson County, Tennessee. (3) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Burlington Condominiums, of record in Book 6011, Page 653, and amended in Book 6194, Page 440, Book 6362, Page 405 and Instrument No. 20191202-0123588, Register's Office for Davidson County, Tennessee. (4) By-Laws of Burlington Homeowners' Association, Inc., of record in Book 6011, Page 687, and amended in Book 11525, Page 300, said Register's Office. (5) Charter of Burlington Homeowners' Association, Inc., of record in Book 6018, Page 349, said Register's Office. (6) Easement to City of Nashville for Sanitary Sewers of record in Book 3401, Page 545, Register's Office for Davidson County, Tennessee. (7) All matters shown on the Plan of record in Book 5200, Pages 403 through 406, said Register's Office. (8) Declaration of Covenants, Conditions and Restrictions for Burlington, of record in Book 5863, Page 796, amended in Book 6046, Page 134, Register's Office for Davidson County, Tennessee. (9) Taxes for the current year which were prorated and paid by the Grantor herein.

This is improved (__X__) Unimproved (____) property, known as **521 Armistead Place, Nashville, TN 37215**

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 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 **29th** day of **October, 2020.**

Thomas G Roady III

Thomas G. Roady, III

Kristin G. Roady

Kristin G. Roady

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas G. Roady, III and Kristin G. Roady,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **October, 2020.**

Notary Public

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 10-7-23

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

