Karen Johnson Davidson County
Batch# 509930 DEEDWARR
11/06/2020 02:26:30 PM 6 pgs
Fees: $33.00 Taxes: $1,628.00
20201106-0130719

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JSS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Adam Darby 903 Harpeth Valley Place Nashville, Tennessee 37221	Same	127-16-0A-014.00-CO

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TWS HOLDINGS, a Tennessee general partnership and successor by conversion from TWS Holdings, LLC ("Grantor"), has bargained and sold, and hereby transfers and conveys, to ADAM DARBY and his successors and assigns ("Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto (the "Property").

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee forever.

This is improved property commonly known as 903 Harpeth Valley Place, Nashville, Tennessee 37221.

The Property is conveyed subject to the matters described on Exhibit B attached hereto.

Grantor covenants that, subject to the matters set forth on Exhibit B, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth on Exhibit B.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of the _____ day of November, 2020.

TWS HOLDINGS, a Tennessee general partnership

By: _____
Name: Richard T. Story
Title: Partner

By: _____
Name: Cindy H. Story
Title: Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Richard T. Story and Cindy H. Story, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Partners of TWS Holdings, a Tennessee general partnership, and are authorized by the general partnership to execute this instrument on behalf of the general partnership.

WITNESS my hand, at office, this 26th day of October, 2020.

_____
Notary Public

DULANE J. GARNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

My Commission Expires:

May 3, 2021

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value (whichever is greater) for this transfer is $440,000.00.

Adam Darby

Sworn to and subscribed before me as of the 29th day of ~~November~~ October, 2020.

Notary Public

KYNDA MICHELLE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 7, 2021

My Commission Expires:

09/07/2021

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 1B, together with the appurtenant interest in the common elements of Harpeth Valley Office Park Condominiums horizontal property regime established by Master Deed of record as Instrument No. 20000324-0029968, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A to the Supplement and Amendment to the Master Deed in Instrument No. 20010814-0087370, and being located upon Lot No. 1 on the Plan of First Amendment of Lots 1 and 12 Final Plat Harpeth Valley Office Park of record in Instrument No. 20010409-0034502, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to TWS Holdings, LLC, a Tennessee limited liability company by Quitclaim Deed of record in Instrument No. 20081230-0123612, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an accurate and complete land survey of the Property.

2. The Property is a condominium apartment established pursuant to 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 the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed of Harpeth Valley Office Park Condominiums of record in Instrument Number 20000324-0029968, Register's Office for Davidson County, Tennessee, and Supplement and Amendment to the Master Deed of Harpeth Valley Office Park Condominiums of record in Instrument Number 20010814-0087370, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record as Instrument Number 20010409-0034502, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants for Harpeth Valley Office Park of record in Book 11651, Page 501, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Agreement for Dedication of Public Utilities Easement of record in Book 9443, Page 941, Register's Office for Davidson County, Tennessee.

6. Rights and easements of adjoining landowners in and to any party wall(s) located on the Property.

7. Rights of others in and to the common areas and/or elements of the Property.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

My commission expires: 4/21/2024

Notary's Signature

Notary's Seal (is on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202011060130719