Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200930580

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $462,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of November, 2020.

Notary Public
My Commission Expires: 05/03/2021

ALEXIS MENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 512863 **DEEDWARR**
11/10/2020 09:53:23 AM 2 pgs
Fees: $13.00 Taxes: $1,709.40

20201110-0132131

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chad Michael Sanders 1212 Laurel Street #909 Nashville TN 37203	New Owner	Tax Parcel ID No. 093-09-0C081.00-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 considerations, the receipt of which is hereby acknowledged, **Tenille Nadkrynechny, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chad Michael Sanders, a single man,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit 909 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Tenille Nadkrynechny, unmarried by Warranty deed from John F. Howard and Rebecca A. Howard, husband and wife of record in Instrument No. 20170724-0074817 Register's Office for Davidson County, Tennessee, dated July 21, 2017 and recorded on July 24, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20120216-0013756, Register's Office of Davidson County, Tennessee.

Easement conveyed to the state of Tennessee of record in Book 4318, Page 544, in the Register's Office for Davidson County, Tennessee.
Bill No. 084-571 closing Alley No. 234 extending from 12th Ave S westerly to the easterly margin of Interstate 40 retains easements to the Metropolitan Government of Nashville and Davidson County, Tennessee.
Final Consent Judgment conveying property to the State of Tennessee for the construction of a controlled access highway of record in Book 4370, Page 916 and Book 4395, Page 715, in the Register's Office for Davidson County, Tennessee.

Arts Center Redevelopment Plan containing restrictive covenants of record in Book 10965, Page 404, amended in Book 11625, page 252 and amended as Instrument No. 20020715-0084598, in the Register's Office for Davidson County, Tennessee.
Arts Center Redevelopment Plan in Ordinance # 98-1188, Amendment No. 1 as Ordinance #99-1761 and Amendment No. 2 as Ordinance No. BL 2002-1063, Metropolitan Clerk's Office for Davidson County, Tennessee.
The plat of survey by Cherry Land Surveying, Inc., dated December 11, 2012 shows an NES Easement in the southeast portion of property.
Declaration of Easements and Restrictive Covenants of record in Instrument Number 20121227-0119217, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130122-0006827, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20140328-0025601, in the Register's Office for Davidson County, Tennessee.
Easement of record in Instrument Number 20140924-0087646, in the Register's Office for Davidson County, Tennessee.
Restrictions, conditions, covenants, easements, liens, charges and regulations as set forth and provided for in and created by the Declaration of Condominium and Bylaws attached thereto, for Twelve Twelve, A Condominium, recorded at Instrument No. 20140718-0063781 and Instrument No. 201606140060193, in the Register's Office of Davidson County, TN, including without limiting the generality of the foregoing the following: a. Lien of Assessments for common expenses, and limited common expenses. b. Easements for encroachments, if any, of the common elements or any unit, or of any unit upon any portions of the common elements or of any unit upon another unit, occasioned by the actual location of the common elements and/or units being different than shown by the plat.
Charter of Twelve Twelve Condominium Association, Inc. of record at Instrument No. 20140627-0056540, in the aforesaid Register's Office.

This is improved property located at 1212 Laurel Street #909 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 6th day of November, 2020.

Tenille Nadkrynechny

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tenille Nadkrynechny, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of November, 2020.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024