WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Bruce Church
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21 (AFFIX SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

T-VRES-20-1900-U1

Karen Johnson
Batch# 515148
11/12/2020 10:52:35 AM
Fees: $13.00 Taxes: $795.50

Davidson County
DEEDWARR
2 pgs

20201112-0133195

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bruce A. Church and Karen L. Church	**Pinnacle Bank**	
(NAME)	(NAME)	**117-15-0A-185-00**
1809 Harpeth River Dr.	**150 3rd Ave. S**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Dallas, TX 75370**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT K. STURGES, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRUCE A. CHURCH AND KAREN L. CHURCH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Parcel No. 185, Unit No. U-1, in a Horizontal property Regime located on the plat of Green Hills Terrace, a Condominium Apartment, as of record in Book 5200, Page 64, Register's Office for Said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert K. Sturges by Warranty deed from G.B. Cribbs, III, unmarried of record in Instrument No. 20040419-0044187 Register's Office for Davidson County, Tennessee, dated April 15, 2004 and recorded on April 19, 2004 as corrected by Scrivener's Affidavit of Preparation of Warranty Deed recorded on January 12, 2005 as Instrument No. 20050112-0004598. Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2021, not due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee.
- The premises herein insured 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 establishing a Horizontal Property Regime of Green Hills Terrace of record in Book 5304, Page 702, Book 7841, Page 557; and Book 9830, Page 181, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to Agreement for Dedication of Easement of record in Book 3879, Page 569, in the Register's Office for Davidson County, Tennessee.
- Subject to Dedication of Easement as set out in of record in Book 4320, Page 896, in the Register's Office for Davidson County, Tennessee.
- Subject to Maintenance Agreement of record in Book 7658, Page 278, in the Register's Office for Davidson County, Tennessee.
- Subject to easement in Instrument No. 20150814-0081514, Register's Office of Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1900 Richard Jones Rd #U-1, Nashville, Tennessee 37215-2935**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 9th DAY OF NOVEMBER, 2020.

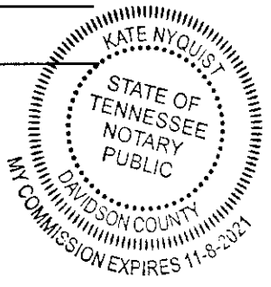
Robert K. Sturges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT K. STURGES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of November, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212