THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35858-10-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Affiant Subscribed and sworn to before me this 1st day of December, 2020. Notary Public My Commission Expires: February 20, 2023

Karen Johnson Davidson County
Batch# 528199 DEEDWARR
12/09/2020 12:38:30 PM 4 pgs
Fees: $23.00 Taxes: $1,498.50
20201209-0143753

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Reginald E. Destin Pamela J. Destin 710 Buchanan Street, #17 Nashville, TN 37208	**Send Tax Bills To:** SIRVA MORTGAGE, Inc. 6200 Oak Tree Blvd. Suite 300 Independence, OH 44131	**Tax Information:** Map and Parcel No.: 081084B00500CO

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, **Walter Joseph Meyers, III and wife, Marilyn Gautreau Meyers**, ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Reginald E. Destin and Pamela J. Destin, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 710 Buchanan Street, #17, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 5, together with the appurtenant interest in the common elements of Salemtown Cottages, a horizontal property regime with private elements established by Declaration in Instrument No. 20130930-0102050, as amended by First Amendment in Instrument No. 20140509-0040031, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Declaration.

Being the same property conveyed to Walter Joseph Meyers, III and wife, Marilyn Gautreau Meyers by deed dated November 24, 2015 from HR Properties of Tennessee, a Tennessee general partnership of record in Instrument No. 20151201-0121187, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 081084B00500CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Salemtown Cottages, of record in Instrument No. 20130930-0102050, as amended by First Amendment in Instrument No. 20140509-0040031 , Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit C to the Declaration in Instrument No. 20130930-0102050, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Plat Book 21, page 105, Register's Office for Davidson County, Tennessee.
6. Easements contained in the Deed to the State of Tennessee of record in Deed Book 4117,, page 233, Book 4122, page 106, Book 4127, page 397, and Book 4130, page 170, Register's Office for Davidson County, Tennessee.
7. Easement contained in the Deed to the Tennessee Department of Transportation in Inastrument No. 20051214-0149957, Instrument No. 20060213-0017453, Instrument No. 20060329-0035799, Instrument No 20060405-0039126, Instrument No. 20060912-0112604, and Instrument No. 20070102-0000128, Register's Office for Davidson County, Tennessee.
8. Easements contained in the Consent Judgment to the State of Tennessee of record in Deed Book 4149, page 459, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Instrument No. 20140701-0057888, Register's Office for Davidson County, Tennessee.
10. Stormwater Maintenance Agreement of record in Instrument No. 20140701-0057888, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of December, 2020.

Walter Joseph Meyers, III

Marilyn Gautreau Meyers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Walter Joseph Meyers, III and Marilyn Gautreau Meyers**, 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, at office, this 15th day of December, 2020.

Notary Public

My Commission Expires:

3-6-2024

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

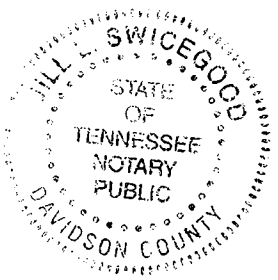
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

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