Karen Johnson Davidson County
Batch# 538679 DEEDWARR
12/21/2020 09:59:48 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20201221-0150880

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF MONTGOMERY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $375,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF DECEMBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/18/23

BRITT YOUNG NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-2101LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jeff D. Burkhart	Jeff D. Burkhard	
2407 8th Avenue South, Unit #303		118 02 1K 303.00
Nashville, TN 37204		

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

MICHAEL A. SCOTT AND WIFE, SUSAN A. SCOTT

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

JEFF D. BURKHART

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:

Land in Davidson County, Tennessee, being Unit 303, Eighth South Residences, a Residential Condominium, described in the Master Declaration for Eighth South Residences, a Residential Condominium of record in Instrument No. 20170619-0061466 of the Register's Office of Davidson County, Tennessee which is a sub unit of the Eighth South Mixed-Use Condominium established by Master Deed of Eighth South Mixed-Use Condominium recorded in Instrument No. 20170619-0061465 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of the Eight South Residences and Eighth South Mixed-Use Condominium as stated in said Master Declarations. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at Eighth South Residences and Eighth South Mixed-Use Condominium, the property, co-owners and tenants, the Plat filed as Exhibit "B" to said Master Declaration, said Register's Office, are incorporated herein by reference and made a pert of the same as if copied verbatim herein for a more complete identification and description of said Unit.

Being the same property conveyed to Michael A. Scott and wife, Susan A. Scott, by Warranty Deed from Eighth South, LLC, a Tennessee limited liability company, of record in Instrument No. 20171006-0102929, in the Register's Office of Davidson County, Tennessee, dated October 02, 2017 and recorded on October 06, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Survey for Earthgrains, as recorded in Plat Instrument No. 20020702-0079601.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of "Property of 8th South, LLC", as recorded in Plat Instrument No. 20151007-0102052.
5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151021-0107308.
6. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Eighth South Mixed-Use Condominium of record in Instrument No. 20170619-0061465; also subject to easements, rights and interests 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.

7. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Eighth South Residences, a Residential Condominium of record in Instrument No. 20170619-0061466; also subject to easements, rights and interests 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.

8. Easement for Right of Way, recorded in Book 1848, Page 459, Book 1848, Page 462, Instrument No. 20160926-0101241 and Instrument No. 20170921-0096815.

9. Easement for Ingress and Egress, recorded in Book 2746, Page 414 and Instrument No. 20151021-0107311.

10. Easement for Storm Sewers and/or Storm Drainage, recorded in Book 4182, Page 906 and Book 4182, Page 910.

11. Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances , recorded in Instrument No. 20150730-0075029.

12. Easement for Access, recorded in Instrument No. 20151021-0107312.

13. Easement recorded in Book 1300, Page 566.

14. Inspection and Maintenance Agreement for permanent Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20180130-0009394.

This is improved property known as 2407 8th Avenue South, Unit #303, Nashville, TN 37204

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 in 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 our hand on the 18th day of December, 2020.

Michael A. Scott

Susan A. Scott

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, a Notary Public of said County and State, MICHAEL A. SCOTT AND SUSAN A. SCOTT, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Clarksville, Tennessee, this 18th day of December, 2020.

Notary Public

My Commission Expires: 7/18/23

BRITT YOUNG
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF MONTGOMERY