Karen Johnson Davidson County
Batch# 541217 DEEDWARR
12/23/2020 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20201223-0152731

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

MEREDITH MALLOY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **540,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES 10/02/2023

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary M. Krueger & Rhea A. Russo	LEGACY HOME LOANS LLC	MAP 082-09-0Q-
1217 4th Avenue North	4004 HILLSBORO PIKE #210B	PARCEL 028.00-CO
Nashville, TN 37208	NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Thomas W. Tardy, III and Rebecca H. Tardy, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gary M. Krueger and Rhea A. Russo, husband and wife**

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1217 of Horizontal Property Regime of 4th and Monroe, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Horizontal Property Regime of 4th and Monroe of record in Instrument Number 20070619-0073328, as amended and restated in Instrument No. 20120824-0076410, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws 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 D to said Amended and Restated Master Deed in Instrument No. 20120824-0076410; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A-1 to said Amended and Restated Master Deed in Instrument No. 20120824-0076410 and further amended in Instrument No. 20130718-0074552, said Register's Office.

Being the same property conveyed to Thomas W. Tardy, III and Rebecca H. Tardy, husband and wife by Warranty deed from Leslie D. Henry, single woman of record in Instrument No. 20170908-0092433 Register's Office for Davidson County, Tennessee, dated September 07, 2017 and recorded on September 08, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years; (2) all matters shown on the Plat of Parcels attached as Exhibit D to the Amended and Restated Master Deed establishing a Horizontal Property Regime of 4th & Monroe of record as Instrument Number 20120824-0076410; (3) all matters shown on the Plan of record in Plat Book 7900, Page 323; (4) Master Deed establishing a Horizontal Property Regime of 4th and Monroe of record in Instrument Number 20070619-0073328, amended in 20080122-0006730, 20080606-0058487, 20100625-0049730, 20101116-0091682, Amended and Restated in Instrument No. 20120824-0076410 amended in 20130411-0035975, and as further amended in 20130718-0074552; (5) By-Laws of 4th & Monroe Community Association, Inc. attached as Exhibit C to the Amended and Restated Master Deed establishing a Horizontal Property Regime of 4th & Monroe of record as Instrument Number 20120824-0076410; (6) Charter of 4th & Monroe Community Association, Inc. of record in Instrument Number 20070621-0074453; (7) Grant of Easement of record in Instrument No. 20090721-0068097; (8) Storm water detention agreement of record in Instrument Number 20070320-0033396; (9) Easement to Comcast of Nashville of record in Instrument Number 20090721-0068097; (10) Easement for Use of Dumpster of record in Instrument Number 20130528-0053582; (11) Restrictions for Phillips-Jackson Street Redevelopment Plan of record in Book 9183, Page 130, amended in Book 10625, page 280 and Instrument No. 20020425-0051069; (12) Transfer of Declarant's Rights of record in Instrument Number 20110128-0008010; (13) Rights and easements of adjoining landowners in and to any party wall(s) located on the parcel; (14) Subject to rights of others in and to the common areas and/or elements; (15) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1217 4th Avenue North, Nashville, TN 37208.**

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, their heirs and assigns forever; and we do covenant with 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 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 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 hands this the 21st day of December, 2020.

Rebecca H. Tardy

Thomas W. Tardy, III by Rebecca H. Tardy, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rebecca H. Tardy** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of December, 2020.

My Commission expires 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rebecca H. Tardy** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Thomas W. Tardy, III**, as his Attorney in Fact, as the free act and deed of the within named **Thomas W. Tardy, III**.

Witness my hand and official seal this the 21st day of December, 2020.

My Commission expires 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

