Karen Johnson Davidson County
Batch# 549939 DEEDWARR
01/08/2021 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210108-0004019

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.2.2023
(AFFIX SEAL)

CAROLYN S. PRIEST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

DM-BH-20-1225-116

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)
Michael Keppler	~~New Owner~~ Movement Mortgage	
(NAME)	(NAME)	
1225 4th Ave S #116	8024 Calvin Hall Rd	105-03-0R-016.00-CO
(ADDRESS)	(ADDRESS) 29707	
Nashville, TN 37210	Indian Land, SC	
(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, **TAYLOR D. LUCERO, SINGLE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL KEPPLER**, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 116 of Woodstock Condominiums 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 Woodstock Condominiums of record in Instrument No. 20190204-0010414, and amended in Instrument No. 20190430-0039868, and of record in Plat Book 6050, Page 583, 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 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed

Being a portion of the same property conveyed to Woodstock Vintage Lumber, Inc. by Warranty Deed from Pain Enterprises, Inc., of record in Instrument No. 20050428-0047373, Register's Office for Davidson County, Tennessee, dated April 22, 2005 and recorded on April 28, 2005.

Being a portion of the same property conveyed to Woodstock Holdings, LLC, a Tennessee limited liability company by Quitclaim Deed from Woodstock Vintage Lumber, Inc., a Tennessee corporation, of record in Instrument No. 20160527-0054019, Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on May 27, 2016.

Being the same property conveyed to Taylor Lucero, single by Warranty deed from Woodstock Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20191105-0114337 Register's Office for Davidson County, Tennessee, dated November 04, 2019 and recorded on November 05, 2019.

Being also known as 1225 4th Ave S #116 116 Nashville, Tennessee 37210.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6050, Page 583, Register's Office for Davidson County, Tennessee.
- Taxes for 2021 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190204-0010414, as amended in 20190430-0039868, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, reservations and other matters set out in deed of record in Book 10512, Page 725, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easement and /or Public Street Right of Way of record in Instrument No. 20141010-0094332,

in the Register's Office for Davidson County, Tennessee.
• Restriction for Stormwater Facilities & System of record in Instrument No. 20141010-0094097, in the Register's Office for Davidson County, Tennessee.
• Easement to Comcast of Nashville I, LLC of record in Instrument No. 20150911-0092389, in the Register's Office for Davidson County, Tennessee.
• Access Easement of record in Instrument Number 20141020-0096498, in the Register's Office for Davidson County, Tennessee.
• Possible right of CSX Railroad to increase its right-of-way to the full extent of its charter.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• 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: **1225 4th Ave S #116, Nashville, Tennessee 37210**.

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 7th DAY OF JANUARY, 2021.

Taylor D. Lucero

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAYLOR D. LUCERO, 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 7th of January, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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

True Copy Certification

I, Steve Berneman 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 Tennessee

County of Davidson

Personally appeared before me, Sondra Mounger a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021