WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $763,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 556198 DEEDWARR
01/19/2021 02:33:38 PM 2 pgs
Fees: $13.00 Taxes: $2,823.10

20210119-0008002

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)
Alan Fullerton and Virginia M. Fullerton	New Owners	
(NAME)	(NAME)	**082-09-0X-010.00-CO**
1304C 7th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **ANTHONY WAYNE WILLIAMS AND KARIN WILLIAMS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALAN FULLERTON AND VIRGINIA M. FULLERTON, 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 Unit No. 10 on the plan of Gramercy, a Horizontal Property Regime with Private Elements, filed as Exhibit "B" to and established by the Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20141002-0091003, as amended in Instrument No. 20151008-0102915, in the Register's Office of Davidson Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anthony Wayne Williams and Karin Williams, husband and wife by Warranty deed from Gramercy Germantown, LLC, a Georgia limited liability company of record in Instrument No. 20170315-0025153 Register's Office for Davidson County, Tennessee, dated March 10, 2017 and recorded on March 15, 2017. (Value of consideration shown in aforementioned deed $699,900.00.) Being also known as 1304C 7th Ave N 10 Nashville, Tennessee 37208.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Matters shown on the Plat attached as Exhibit "B" to the Declaration of record in Instrument No. 20141002-0091003, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20141002-00911003, as amended in Instrument No. 20151008-0102915, Instrument No. 20191018-0106918 Register's Office for Davidson County, Tennessee.
- Restrictions set out in Deed of record in Book 548, Page 467 and Book 1117, Page 324, Register's Office for Davidson County, Tennessee.
- Property Modifications of record in Instrument No. 20080904-0090909, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141218-0115765, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1304C 7th Ave N, Nashville, Tennessee 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 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 15th DAY OF JANUARY, 2021.

Anthony Wayne Williams by Margaret Means, Attorney in Fact

Anthony Wayne Williams by Margaret Means,
Attorney in Fact

Karin Williams by Margaret Means, Attorney in Fact

Karin Williams by Margaret Means,
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, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANTHONY WAYNE WILLIAMS AND KARIN WILLIAMS, and who acknowledged she executed the same as the free act and deed of the said ANTHONY WAYNE WILLIAMS AND KARIN WILLIAMS.

Witness my hand and official seal, this the 15th of January, 2021.

Notary Public
My Commission Expires: 10/2/2025
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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