WARRANTY DEED

Karen Johnson Davidson County
Batch# 557538 **DEEDWARR**
01/20/2021 01:10:34 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20210120-0008661

T-TW-20-1820B

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Philip Nestico	New Owner	
(NAME)	(NAME)	**081-08-2K-002.00-CO**
1820 B 5th Avenue 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, **LAKEHOUSE PROPERTIES-GERMANTOWN 1820, LLC, A TENNESSEE LIMITED LIABLITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILIP NESTICO,** 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 B, Salemtown Townhomes, as shown on Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20140328-0025871, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Lakehouse Properties-Germantown 1820, LLC, a Tennessee limited liability corporation by Quitclaim deed from Timothy J. Wilson, Jr of record in Instrument No. 20170131-0010319 Register's Office for Davidson County, Tennessee, dated January 02, 2017 and recorded on January 31, 2017.

Further being the same property conveyed to Timothy J. Wilson, Jr., married by Warranty deed from RED Group LLC, a Tennessee limited liability company of record in Instrument No. 20141211-0113577 Register's Office for Davidson County, Tennessee, dated December 02, 2014 and recorded on December 11, 2014.

This conveyance is subject to:
- Taxes for the year 2021 and thereafter, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 64, 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 Number 20140328-0025871, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140519-0042552, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20140804-0069806, in the Register's Office for Davidson County, Tennessee.
- 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: **1820 B 5th Avenue 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 13th DAY OF JANUARY, 2021.

Lakehouse Properties-Germantown 1820, LLC

BY: Brian Mitchell

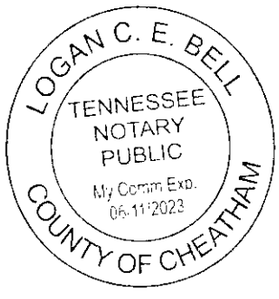
Brian Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of LAKEHOUSE PROPERTIES-GERMANTOWN 1820, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of January, 2021.

Notary Public
My Commission Expires: 6/11/2023
(SEAL)



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