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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 36005-12-2020** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $539,900.00.<br>Affiant<br>Subscribed and sworn to before me this 22nd day of January, 2021.<br>Notary Public<br>My Commission Expires: 5/9/23 |

COLLEEN WALTERS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

# WARRANTY DEED

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| **Address New Owner:**<br>Sara Danielle Whitaker,<br>Preston Labry Eggers<br>1510 A Rosebank Avenue<br>Nashville, TN 37206 | **Send Tax Bills To:**<br>Acopia, LLC, a corp.<br>306 Northcreek Blvd., Ste 100<br>Goodlettsville, TN 37072 | **Tax Information:**<br>Map and Parcel No.:<br>073130J00100CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jesse Lee Jones, Trustee of the Jesse Lee Jones Revocable Trust dated September 4, 2012, as amended and restated on January 20, 2017, as amended from time to time, with full power to sell, transfer, mortgage and convey without the signature of any beneficiary** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Preston Labry Eggers, an unmarried man, and Sara Danielle Whitaker, an unmarried woman, as equal Tenants in Common** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1510 A Rosebank Avenue, Nashville, TN 37206.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 560281 DEEDWARR
01/25/2021 12:24:13 PM 3 pgs
Fees: $18.00 Taxes: $1,997.63

20210125-0010610

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 22nd day of January, 2021.

Jesse Lee Jones, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jesse Lee Jones, Trustee of the Jesse Lee Jones Revocable Trust dated September 4, 2012, as amended and restated on January 20, 2017, as amended from time to time, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of January, 2021.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 1510 A & B Rosebank Cottages, a horizontal property regime with private elements established by Declaration in Instrument No. 20160229-0018838, as amended in Instrument No. 20160316-0025030 and Instrument No. 20200212-0016018, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Amended Declaration of record in Instrument No. 20160316-0025030, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jesse Lee Jones, an unmarried man by deed dated December 1, 2016 from LVH, LLC, a Tennessee limited liability company, of record in Instrument No. 20161206-0127750, Register's Office for Davidson County, Tennessee. By Deed dated January 20, 2017 of record in Instrument No. 20170127-0009145, Register's Office for Davidson County, Tennessee, Jesse Lee Jones conveyed subject property to Jesse Lee Jones, Trustee of the Jesse Lee Jones Revocable Trust dated September 4, 2012, as amended and restated on January 20, 2017, and as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary., as corrected by Scrivener's Affidavit of record in Instrument No * 20210125-0010009, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 073130J00100CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 1510 A & B Rosebank Cottages, of record in Instrument No. 20160229-0018838, amended in Instrument No. 20160316-0025030 and Instrument No. 20200212-0016018, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit C to the Amended Declaration in Instrument No. 20160316-0025030, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 843, pages 104 and 105, Register's Office for Davidson County, Tennessee.
6. Utility Easement and Maintenance Agreement of record in Instrument No. 20161007-0106340, Register's Office for Davidson County, Tennessee.