THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201232054** Karen Johnson Davidson County Batch# 561804 DEEDWARR 01/27/2021 08:58:30 AM 3 pgs Fees: $18.00 Taxes: $989.75 20210127-0011851	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $267,500.00 Affiant Subscribed and sworn to before me, this 20th day of January, 2021. Notary Public My Commission Expires: 11/3/22 MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Jack Norman 700 Church Street Apt 508 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093 05 2B 032.00

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, **James Swann** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jack Norman and Kerry Norman, husband and wife, and William D. Norman, as joint tenants with rights of survivorship,**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 508 of Bennie Dillon, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set forth in Section 66-27-101, et. Seq. of the Tennessee Code Annotated, under the Master Deed establishing Bennie Dillon, a Condominium of record in Instrument Number 20051215-0150617, with Attorney's Certification in Instrument No. 20051215-0150619, and as amended in Instrument No. 20060801-0093636, as Consent to Storage Space Reassignment in Instrument No. 20110725-0056667, Instrument No. 20110513-0036910, Instrument No. 20120927-0087986, Instrument No. 20121217-0116226, Instrument No. 20181211-0120581 and Instrument No. 20200909-0102595, in the Registers' Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof and the By-Laws for the administration thereof, and all the 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, though, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to James Swann, by Quitclaim Deed from James Randall Swann and Debbie C. Swann, husband and wife, of record in Instrument No. 20190905-0089821, in the Register's Office of Davidson County, Tennessee, dated August 30, 2019 and recorded on September 5, 2019.

Being the same property conveyed to James Randall Swann and Debbie C. Swann, husband and wife Deed, by Special Warranty Deed from Breckenridge Property Fund 2016, LLC, a Delaware limited liability company, of record in Instrument No. 20180806-0076996, in the Register's Office of Davidson County, Tennessee, dated July 30, 2018 and recorded on August 6, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Bennie Dillon, a Condominium of record in Instrument No. 20051215-0150617, with Attorney's Certificate recorded at Instrument No. 20051215-0150619, as amended by instrument(s) of record in Instrument No(s). 20060801-0093636, as Consent to Storage Space Reassignment in Instrument No. 20110725-0056667, 20110513-0036910; 20120927-0087986; 20121217-0116226; 20181211-0120581 and 20200909-0102595; also subject to easements, rights and interests 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 building thereon.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9208, Page 613.
Window Sills Overhang as set out in Book 1380, Page 174.
Easement recorded in Instrument No. 20120607-0050013 and Instrument No. 20130726-0077473.
Memorandum of Lease recorded in Book 11011, Page 123, assigned in Book 11011, Page 128, Assignment and Assumption recorded in Book 11477, Page 85 and Instrument No. 20050420-0044175 (as to Parking Garage).

This is improved property located at 700 Church Street Apt 508 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of January, 2021.

James Swann by Ryan Dieck, AD Attorney-in-fact
James Swann by Ryan Dieck, as 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, aforesaid, Ryan Dieck, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that Ryan Dieck, is the Attorney-in-Fact for James Swann, and that he is authorized by James Swann to execute this instrument on his behalf.

Witness my hand, at office, this 20th day of January, 2021.

Notary Public

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MARCH 06, 2024

Certificate of Authenticity

I, Steven Disser, 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, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON