GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Adam Rosenberg 1012B West Grove Avenue Nashville, TN 37232	**New Owner**	**105-09-0G-002.00 CO**

State of Tennessee
County of Davidson

The actual consideration or value for this transfer, whichever is greater, is **$580,000.00**

Affiant

Sworn to and subscribed before me this 1st day of February, 2021.

Notary Public

My commission expires: _____

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

Karen Johnson Davidson County
Batch# 566489 **DEEDWARR**
02/03/2021 11:19:47 AM 4 pgs
Fees: $23.00 Taxes: $2,146.00

20210203-0015478

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **JOHN CLARK ELKINS, III, AN UNMARRIED MAN** (collectively, the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **ADAM ROSENBERG, AN UNMARRIED MAN** (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **1012B West Grove Avenue, Nashville, TN 37203.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 1 day of February 2021.

GRANTOR:

John Clark Elkins, III

State of Tennessee
County of Williamson

On this 1 day of February, 2021, before me personally appeared John Clark Elkins, III to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal on this 1 day of February, 2021.

Notary Public
My Commission Expires: 10-26-24

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Unit No. B on the plan of 1012 West Grove Townhome Association, as shown on Exhibit "B: to the Declaration of Covenants, Conditions and Restrictions of 1012 West Grove Townhome Association, a Horizontal Property Regime with Private Elements of record as Instrument No. 20111104-0085994, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JOHN CLARK ELKINS, III, AN UNMARRIED MAN, by deed from BROCK T. SHOCKLEY, A SINGLE PERSON, of record as Instrument No. 20150504-0040301, dated April 29, 2015, said Register's Office. For further reference see Quitclaim Deed of record as Instrument No. 20190313-0023264, said Register's Office.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.

2. Matters shown on the Plan of record in Book 1424, page 148, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 2011104-0085994, said Register's Office.