WARRANTY DEED

Karen Johnson Davidson County
Batch# 569543 DEEDWARR
02/05/2021 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $3,422.13
20210205-0017128

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $924,900.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 2ND DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/30/24

KAYE CLARK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1326

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Trevor Bonnstetter and Tamara L. Bonnstetter	SAME	093-11-05-0G-506.00 CO
20 Rutledge Street, Unit 506		
Nashville, TN 37210		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rutledge Development, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

TREVOR BONNSTETTER AND WIFE, TAMARA L. BONNSTETTER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 506, as established by the Amended and Restated Master Deed of Declaration of City Lights Condominiums ("Master Deed") of record as Instrument Number 20200108-0002612, Register's office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C, to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements, including two parking spaces numbered 107 as shown on Garage Level 3 as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Rutledge Development, LLC, a Tennessee limited liability company by Quitclaim Deed from Rutledge Development, LLC, a Tennessee limited liability company, September 1, 2015, recorded on September 1, 2015, of record in Instrument Number 20150901-0088890, Register's office for Davidson County, Tennessee, and also being the same property conveyed to Rutledge Development, LLC, a Tennessee limited liability company, by Warranty Deed from Steven A. King and

Samuel Glen Christmas, dated August 12, 2015, recorded on August 18, 2015, of record in Instrument Number 20150818-0082955, Register's office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

This is improved property known as 20 Rutledge Street, Unit 506, Nashville, TN 37210

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/or 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/or 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 our/my hand on the 2nd day of February, 2021.

Rutledge Development, LLC

By: Joe Owen
Its: Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Joe Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member and is authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member .

Witness my hand and official seal this 2nd day of February, 2021.

Notary Public
My Commission Expires: 2/10/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

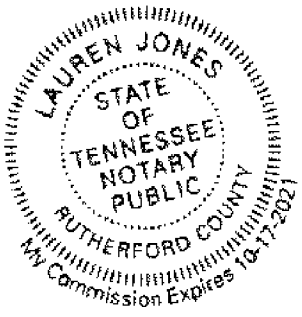
Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lauren Reynolds
My Commission Expires: 10/17/22