Karen Johnson Davidson County
Batch# 569647 DEEDWARR
02/05/2021 04:15:30 PM 2 pgs
Fees: $13.00 Taxes: $776.63
20210205-0017276

WARRANTY DEED

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

MST 2021-0023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF Feb., 2021.

Notary Public

MY COMMISSION EXPIRES: 5-30-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Kyle Adams	CMG Financial	149-03-0J-008.00-CO
(NAME)	(NAME)	
2548 Murfreesboro Pike, Unit 8	3160 Crow Canyon Road	
(ADDRESS)	Ste. 400 (ADDRESS)	
Nashville, TN 37217	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TW1, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Kyle Adams, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Units No. 8 on the Plan of Townview Place, Lot 4A Townhomes, a Horizontal Property Regime as shown on Exhibit B of the Declaration of Covenants, Conditions and restrictions for Townview Place, Lot4A Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development) of record in Instrument Number 20170313-0024399, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Murfreesboro Edge-O-Lake, LLC by Warranty deed from Dion G. Ribo, and wife, Bronwyn M. Ribo of record in Instrument No. 20090609-0053557 Register's Office for Davidson County, Tennessee, dated June 5, 2009 and recorded on June 9, 2009.

Being a portion of the same property conveyed to TW1, LLC by Quitclaim deed from Murfreesboro Edge-O-Lake, LLC of record in Instrument No. 20161003-0103992 Register's Office for Davidson County, Tennessee, dated September 15, 2016 and recorded on October 3, 2016.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2019, a lien due and payable, and now delinquent. Taxes for the year 2020, a lien due and payable, but not delinquent. Taxes for the year 2021, a lien not yet due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170313-0024399, Register's Office for Davidson County, Tennessee. Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170103-0000249, in the Register's Office for Davidson County, Tennessee. Restrictions of record in Book 1533, Page 235, in the Register's Office for Davidson County, Tennessee. Dedication of Easement and/or Public Street Right-of-Way of record in Instrument Number 20170517-0048982, 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.

This property, known as 2548 Murfreesboro Pike, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 4 DAY OF FEBRUARY, 2021.

TW1, LLC, a Tennessee limited liability company

BY: Moss Springs, LLC, its sole member

By: Yvette Meldrum, Authorized Agent

Yvette Meldrum, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 4 day of February, 2021.

Notary Public

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

My commission expires: 5-30-21

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021