WARRANTY DEED

Karen Johnson Davidson County
Batch# 570744 **DEEDWARR**
02/09/2021 09:29:12 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20210209-0018251

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: RES-21-1707-201

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Itsaso Alde Properties	Same as owner	104 16 0M 003.00
(NAME)	(NAME)	
7858 Stine Road Bakersfield, CA 93313		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **RICHARD PILKINGTON, A MARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ITSASO ALDE PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit C of 1707 Blair Boulevard Condominium, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of record in Instrument No. 20180220-0016128, Re-Recorded in Instrument No. 20180222-0016772, as amended in Instrument Nos. 20180913-0090987; 20181220-0124135; 20190425-0038222, and Scrivener's Affidavit recorded Instrument No. 20190509-0043659, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "D" to said Declaration and Exhibit "A" to the Third Amendment; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Richard Pilkington, a married man, by Warranty Deed from Heath Island Group, LLC, a Tennessee limited liability company, dated March 30, 2017, recorded April 6, 2017, in Instrument No. 20170406-0033969, in the Register's Office of Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1707 Blair Boulevard, unit 201, Nashville, TN 37212
(House Number) (Street) (City or Town) (State) (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 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 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 8th day of February, 2021

Richard Pilkington

STATE OF FLORIDA

COUNTY OF Walton

On this 5 day of February, 2021, before me personally appeared Richard Pilkington, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5 day of February, 2021.

Notary Signature
My commission expires: 1/6/25

Ian Connolly
Notary Public
State of Florida
Comm# HH077962
Expires 1/6/2025