Karen Johnson Davidson County
Batch# 577779 DEEDWARR
02/24/2021 02:13:00 PM 2 pgs
Fees: $13.00 Taxes: $4,995.00
20210224-0023177

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2021

File No. AT-21-141

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neil King	new owner	
(NAME)	(NAME)	082-09-0R-006.00-CO
415 Monroe Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, I/we, **Robert B. Creason and Cindy S. Creason, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Neil B. King, single,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:
A certain condominium located in Davidson County, Tennessee, being Unit No. 6 of Luxus Germantown formerly known as Monroe, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Monroe of record in Instrument No. 20070117-0007050, as amended in Instrument No. 20130410-0035550, Instrument No. 20130506-0045444 and Instrument No. 20140919-0086380, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to the Second Amendment to the Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A-1 to said Master Deed, as amended.

Being the same property conveyed to Robert B. Creason and Cindy S. Creason, husband and wife by Warranty deed from Trust Development, LLC, a Tennessee limited liability company of record in Instrument No. 20141215-0114381 Register's Office for Davidson County, Tennessee, dated December 10, 2014 and recorded on December 15, 2014.

Being also known as 415 Monroe Street 6 Nashville, Tennessee 37208.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: DELAM-21-415

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 17 day of February, 2021.

Robert B. Creason

Cindy S. Creason by Robert Creason, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17 day of February, 2021, before me personally appeared Robert B Creason known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 17 day of February, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Robert B. Creason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Cindy S. Creason, and that this instrument was executed on behalf of the said Cindy S. Creason for the purposes therein contained.

Witness my hand and official seal this 17 day of February, 2021.

Notary Public

My Commission Expires:
1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON