WARRANTY DEED

Karen Johnson Davidson County
Batch# 584880 **DEEDWARR**
03/04/2021 02:34:35 PM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20210304-0028562

J-SB-IR-20-208C

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jessica Habicht	**Ark-La-Tex Financial Services, LLC**	
(NAME)	(NAME)	
11809 Alpheus Ave apt C	**5160 Tennyson Parkway, Suite 1000**	**082 12 0V 002.00**
(ADDRESS)	(ADDRESS)	
Austin, TX 78759	**Plano, TX 75024**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MARK BARONS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA HABICHT, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being certain private element unit situated in Davidson County, Tennessee, being Unit B, together with the appurtenant common elements, of 208 Myrtle Street Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration Establishing a Horizontal Property Regime for the 208 Myrtle Street Townhomes, of record in Instrument No. 20171229-0132509; as amended in Instrument No. 20190117-0005041 and in Instrument No. 20190129-0008621, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on site plan of 208 Myrtle Street Townhomes, attached as Exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 208 Myrtle Street Townhomes provided in said Declaration, as amended, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Mark Barons by Warranty Deed from Advance Equity, LLC, a Limited Liability Company, of record in Instrument No. 20190221-0015805, Register's Office for Davidson County, Tennessee, dated February 13, 2019 and recorded on February 21, 2019.

Being part of the same property conveyed to Advanced Equity, LLC, an Arizona limited liability company by Warranty Deed from Frank James Dunn, Jr., of record in Instrument No. 20170331-0031726, Register's Office for Davidson County, Tennessee, dated March 30, 2017 and recorded on March 31, 2017.

This conveyance is subject to:
• County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Neill S. Brown to East Nashville, as recorded in Plat Book 57, Page(s) 50.

• Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171229-0132509 as amended in Instrument No(s). 20190117-0005041 and 20190129-0008621.

• Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No(s). 20181002-0097825, 20181002-0097826, 20181002-0097828 and 20181002-0097830.

- NOTE: ALTA 8.1 and ALTA 9 Endorsements will be issued with final title policy.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **208C Myrtle St, Nashville, Tennessee 37206**.

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 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 the 26th DAY OF FEBRUARY, 2021.

Mark Barons by Adam H. Jefferson

Mark Barons by Adam Jefferson as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARK BARONS, and who acknowledged he/she/they executed the same as the free act and deed of the said MARK BARONS.

Witness my hand and official seal, this the 26th of February, 2021.

Kate Nyquist

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212