Name and Address of New Owner:
Christopher Jansen
1260 MARTIN STREET #212
NASHVILLE TN 37203

Send Tax Bills To:
Christopher Jansen
SAME

Karen Johnson Davidson County
Batch# 587702 DEEDWARR
03/09/2021 10:55:08 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20210309-0030815

This Instrument Prepared By:
John R. Wilks
MHPS Title & Escrow
1935 21st Avenue South
Suite 100
Nashville, TN 37212

Map & Parcel No: 105-07-1A-208-00

GENERAL WARRANTY DEED

For good and valuable consideration received, **Christina Leigh Davison, a single woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christopher Jansen, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee. being Unit 212 of The 1260 Martin Condominium. described in the Declaration for The 1260 Martin Condominium, of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139 and 20170919—0095966, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Christina Davison, a single woman, by Warranty Deed from John R. Wood, married, of record in Instrument No. 20190819-0082541 Register's Office for Davidson County, Tennessee, dated August 15, 2019 and recorded on August 19, 2019.

This conveyance is subject to:

- Taxes for the year 2021 and subsequent years.

- Declaration for The 1260 Martin Condominium, with By-Laws appended thereto, of record in Instrument No. 20160115-0004408, amended in Instrument No. 20160211-0013466, Instrument No. 20170724-0074509, Instrument No. 20170918-0095139, Instrument No. 20170919-0095966 and Instrument No. 20180227-0018384, Register's Office for Davidson County, Tennessee.

- Plan attached as Exhibit B to the Second Amendment to Declaration for The 1260 Martin Condominium, of record in Instrument No. 20170724-0074509, Register's Office for Davidson County, Tennessee.

' Declaration for The Finery Master Condominium, with Bylaws appended thereto, of record in Instrument No. 20150807-0079087, as corrected in Instrument No. 20151005-0101050, as amended in Instrument No. 20160601-0054729, Instrument No. 20161118-0121688 and Instrument No. 20180228-0018775, Register's Office for Davidson County, Tennessee.

- Plan attached as Exhibit B to the Declaration for The Finery Master Condominium, of record in Instrument No. 20150807-0079087, as corrected in Instrument No. 20151005-0101050, as amended in Instrument No. 20160601-0054729 and in Instrument No. 20161118-0121688, Register's Office for Davidson County, Tennessee.

- Deed of Easement for Public Street Right of Way of record in Instrument No. 20151109-0113800, in the Register's Office for Davidson County, Tennessee.

- Temporary Parking Easement Agreement of record in Instrument No. 20151118-0117171, in the Register's Office for Davidson County, Tennessee.

- Restrictions for Stormwater Facilities and Systems of record in Instrument No. 20151005-0101365, in the Register's Office for Davidson County, Tennessee.

- All matters set out in Metro Ordinance No. BL2013'-403 recorded in Instrument No. 20130917-0097688, in the Register's Office for Davidson County, Tennessee.

~ All matters shown on that ALTA/ACSM Land Title Survey prepared by J. Alan Cummings, TN RLS No. 2351. Crawford & Cummings, PC, 1929 21st Avenue South, Nashville, TN 37212, (615) 292-2661, Job No. 13-083, dated September 20, 2013, last revised May 20, 2014. - Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 1260 Martin Street #212. Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of March, 2021.

Christina Leigh Davison (SEAL)
Christina Leigh Davison

STATE OF WASHINGTON
COUNTY OF SKAGIT

On this 5th day of March, 2021, before me personally appeared Christina Leigh Davison, 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 5th day of March, 2021.

Anne Marie Simmons
Notary Signature
My commission expires: 12/11/2023

ANNEMARIE SIMMONS
Notary Public
State of Washington
Commission # 20101463
My Comm. Expires Dec 11, 2023

AFFIDAVIT OF VALUE

STATE OF WASHINGTON)
)
COUNTY OF SKAGIT)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $299,999.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
5th day of March, 2021.

Notary Public
My commission expires: 12/11/2023

ANNEMARIE SIMMONS
Notary Public
State of Washington
Commission # 20101463
My Comm. Expires Dec 11, 2023