Warranty Deed

Karen Johnson Davidson County Batch# 588668 DEEDWARR 03/10/2021 11:42:30 AM 3 pgs Fees: $18.00 Taxes: $1,783.40 20210310-0031448	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $482,000.00 Affiant Subscribed and sworn to before me, this the 4th day of March, 2021. Notary Public My commission expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Spiro Kontostergios Kevin Michael O'Laughlin Courtney Golembiewski	New Owner(s)	071-14-3A-002.00-CO
1118 Baptist World Center Drive	200 Ulysses St.	
Nashville, TN 37207	Pittsburgh, PA 15211	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **1200 BWC JOINT VENTURE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPIRO KONTOSTERGIOS, A MARRIED MAN, KEVIN MICHAEL O'LAUGHLIN, AN UNMARRIED MAN AND COURTNEY GOLEMBIEWSKI, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 2 on the plan of Homes at 1200 Baptist World Center Drive, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at 1200 Baptist World Center Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 202002121-0007378, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to 1200 BWC, JOINT VENTURE, by deed from RICHARD WADE BERRYMAN AND ANGELA BERRYMAN, HUSBAND AND WIFE, of record in Instrument No. 20170913-0093561, dated September 11, 2017, and by Scrivener's Affidavit in Instrument No. 20180416-0035633, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1118 Baptist World Center Drive, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of March, 2021.

1200 BWC ~~World~~ Joint Venture, ~~a Tennessee Partnership~~
by its Managing Venturee, Brandon Girdler, LLC

By: _____
Brandon Girdler, ~~Authorized Member~~
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Girdler, ~~Authorized Member~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ~~Authorized Member~~* of 1200 BWC ~~World~~ Joint Venture, a Partnership, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said ~~company~~ Partnership for the purposes therein contained.

Witness my hand and seal this 4th day of March, 2021.

_____
Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

*Sole Member of Brandon Girdler, LLC, Managing Venturee

True Copy Certification

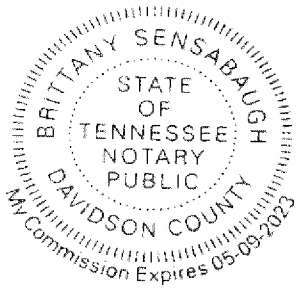
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23