# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,960,727.00

Melissa Jansen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Christopher Diamantis | next owners | 131080W00200CO |
| (NAME) | (NAME) | |
| 1143 Glendale Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 588868 **DEEDWARR**
03/10/2021 02:44:14 PM 2 pgs
Fees: $13.00 Taxes: $7,254.69

20210310-0031692

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, **Blue Sky Horizon, GP, a Tennessee general partnership**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Christopher Diamantis and wife, Andrea Diamantis**, hereinafter called the GRANTEE(S), their heirs and/or 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. 1143, on the plan of 1141 GLENDALE TOWNHOMES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20191126-0121864, Consent of record in Instrument 20201001-0113364, amended in Instrument 20201001-0113547 and Instrument 20201023-0123369, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to Blue Sky Horizon, GP, a Tennessee general partnership by Quitclaim Deed dated 12/17/2019 from St. Joseph Properties, LLC, a Tennessee limited liability company, of record in Instrument 20191220-0131398, as affected by Scrivener's Affidavit of record Instrument 20200928-0111404, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECTO TO THE FOLLOWING:

Taxes for 2021 and subsequent years, a lien not yet due and payable.
Covenants, conditions, easements and restrictions of record in Instrument 20191126-0121864, Consent of record in Instrument 20201001-0113364, amended in Instrument 20201001-0113547 and Instrument 20201023-0123369, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

File No.: 1081331
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MS-86-P-21-1143

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1143 Glendale Lane, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEE(S), their heirs and/or 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/or 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.

Effective the 5th day of March, 2021.

Blue Sky Horizon, GP, a Tennessee general partnership

By: _____
Terry L King
General Partner

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Terry L King, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the General Partner of Blue Sky Horizon, GP, a Tennessee general partnership, the within named bargainer, a partnership, and that he as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and Official seal this 5th day of March, 2021.

NANCY L. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

_____
Notary Public:
My Commission Expires: 3/25/23

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**121 First Avenue South, Ste 200**
**Franklin, TN 37064**