Karen Johnson Davidson County
Batch# 590683 DEEDWARR
03/12/2021 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20210312-0032887

WARRANTY DEED

MATTHEW GARDNER NOGGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/8/2022

(AFFIX SEAL)

G-C-21-0809

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)
KLW Partners, LLC	Same as address of	
(NAME)	(NAME)	
809 Benton Avenue	new Owner	**105-10-0B-014.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **PENSCO TRUST COMPANY CUSTODIAN FBO ALAN DILLMAN IRA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KLW PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** 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:

Land in Davidson County, Tennessee, being Unit No. 14 in Waverly Place, a Private Element Horizontal Property Regime, located on Beech Avenue and Benton Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Waverly Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040429-0048517, Register's Office for Davidson County, Tennessee, 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 of Waverly Place Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040429-0048517, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to PENSCO Trust Company Custodian FBO Alan Dillman IRA by Warranty deed from Tracie Kim n/k/a Tracie Kim Shockley, married of record in Instrument No. 20151005-0101241 Register's Office for Davidson County, Tennessee, dated September 18, 2015 and recorded on October 05, 2015.

This conveyance is subject to:

- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page (s) 130 and 151, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040429-0048517, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Waverly Place Townhomes, A Horizontal Property Regime with Private Elements of record in Instrument Number 20040429-0048517, in the Register's Office for Davidson County, Tennessee.
- Charter of Waverly Place Townhouse Corporation of record in Instrument Number 20040429-0048518, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants contained in Deed of record in Book 720, Page 243, in the Register's Office for Davidson County, Tennessee.
- Subject to common wall rights and restrictions reserved and granted in the deed of record in Book 5786, Page 355 and Book 5786, Page 357, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20031008-0149516, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space/Common Areas of record in Instrument Number 20041230-0155032, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **809 Benton Avenue, Nashville, Tennessee 37204**.

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 8th DAY OF MARCH, 2021.

Pensco Trust Company Custodian fbo Alan Dillman IRA

BY: _____

Pacific Premier Trust
A Division of Pacific Premier Bank
By: Liz Anderson
It's: Authorized Signatory

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ Denver

Before me, the undersigned Notary Public, personally appeared Liz Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the authorized signer of Pensco Trust Company Custodian fbo Alan Dillman IRA, the within named bargainor, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Pensco Trust Company Custodian fbo Alan Dillman IRA as authorized signer.

Witness my hand and official seal, at office, this 8 day of March, 2021.

_____
Notary Public

My Commission Expires: May 28, 2022

SARA ESTES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144019215
MY COMMISSION EXPIRES MAY 28, 2022

RETURN TO:

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

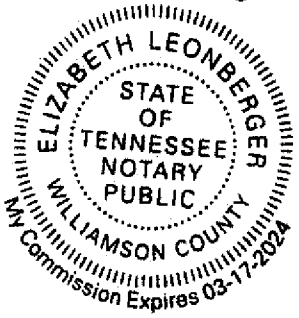
TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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)

On this 4th day of January, 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: March 17, 2024