THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210333714**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $599,000.00. Affiant Subscribed and sworn to before me, this 30th day of March, 2021. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 609459 DEEDWARR
04/07/2021 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20210407-0046020

Stewart 1148746

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Walter K. Stewart 393 Monroe Street Nashville TN 37208	New Owner	Tax Parcel ID No. 082 09 0Q 393.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Hyman Gordon and Doris Lynne Gordon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Walter K. Stewart, a married man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 393, of Horizontal Property Regime of 4th and Monroe, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Horizontal Property Regime of 4th and Monroe of record in Instrument Number 20070619-0073328, as amended recorded in Instrument No's. Instrument No. 20080122-0006730, 20080606-0058487, 20100625-0049730, 20101116-0091680 and 20110128-0008010, as amended and restated in Instrument No. 20120824-0076410, and amendment recorded in Instrument No's. 20130411-0035975, 20130718-0074552, 20150130-0009095 and 20160119- 0004667, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Amended and Restated Master Deed in Instrument No. 20120824-0076410; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A-1 to said Amended and Restated Master Deed in Instrument No. 20120824-0076410 and further amended in Instrument No. 20130718-0074552 and in Instrument No. 20150130-0009095, said Register's Office.

Being the same property conveyed to Robert Hyman Gordon and Doris Lynne Gordon, husband and wife, by Warranty Deed from Terrence S. Clausing and Sarah L. Gabers-Clausing, husband and wife, of record in Instrument No. 20160302-0019739, in the Register's Office of Davidson County, Tennessee, dated February 26, 2016 and recorded on March 02, 2016.

Dors Lynne Gordon and Doris F. Gordon are on in the same

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 4th & Monroe Condominium of record in Instrument No. 20070619-0073328, as amended by instrument(s) of record in Instrument No's. 20080122-0006730, 20080606-0058487, 20100625-0049730, 20101116-0091680, 20110128-0008010 and amended and restated recorded in Instrument No. 20120824-0076410, as amended in Instrument No's. 20130411-0035975, 20130718-0074552, 20150130-0009095 and 20160119-0004667; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Right of Way, recorded in Instrument No. 20090721-0068097.

Easement for Use of Dumpster, recorded in Instrument No. 20130528-0053582.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070320-0033396.

This is improved property located at 393 Monroe Street Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of March, 2021.

Robert Hyman Gordon

Doris Lynne Gordon aka Doris F. Gordon
By: Robert H. Gordon, 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, Robert H. Gordon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Doris Lynne Gordon aka Doris F. Gordon and that he is authorized by Doris Lynne Gordon aka Doris F. Gordon to execute this instrument on her behalf.

WITNESS my hand, at office, this 30th of March, 2021.

Notary Public

My Commission Expires: _____

ASHLEY SCHAD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

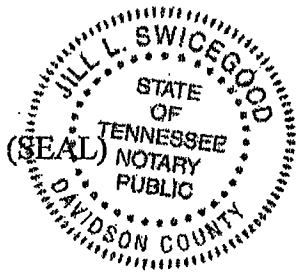
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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