WARRANTY DEED

Karen Johnson Davidson County
Batch# 618269 **DEEDWARR**
04/19/2021 02:06:14 PM 2 pgs
Fees: $13.00 Taxes: $2,238.50

20210419-0052153

Y-SB-CRE-21-515-3409

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ BEDFORD JTB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/4/2022
(AFFIX SEAL)

SHARON E. MOORE STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

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)
John A. Stefanski	FirstBank	
(NAME) **515 Church Street Unit 3409**	(NAME) 722 Columbia Avenue	**093-06-1M-066.00**
(ADDRESS) **Nashville, TN 37219**	(ADDRESS) Franklin, TN 37064	
(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, **BRANDON DRIVER AND ALLISON DRIVER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN A. STEFANSKI, UNMARRIED MAN,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 3409 of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium, of record in Instrument No. 20171218-0128946, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each of the Units as set forth in Exhibit "E" of the Declaration Establishing 505 High Rise Condominium. The 505 High Rise Condominium constitutes the High Rise Unit in the 505 Master Condominium, as established by the Declaration Establishing 505 Master Condominium, of record in Instrument No. 20171218-0128945 and Instrument No. 201810090099878, said Register's Office. Reference is hereby made to the plat of 505 Master Condominium of record as Exhibit "D" to the Declaration Establishing 505 Master Condominium, for a more complete identification and description of the High Rise Unit of 505 Master Condominium, and the plat of 505 High Rise Condominium, of record as Exhibit "D" to the Declaration Establishing 505 High Rise Condominium, for a more complete identification and description of the Unit.

Being the same property conveyed to Michael Burbridge by Warranty deed from 505 Property, LLC, a Delaware limited liability of record in Instrument No. 20180426-0039379 Register's Office for Davidson County, Tennessee, dated April 25, 2018 and recorded on April 26, 2018.

Being the same property conveyed to Brandon Driver by Warranty deed from Michael Joseph Burbridge, single of record in Instrument No. 20191028-0110342 Register's Office for Davidson County, Tennessee, dated October 25, 2019 and recorded on October 28, 2019.

Allison Driver joins in this Instrument to convey any marital interest she has in subject property.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Master Deed establishing a Horizontal Property Regime of 505 Master Condominium, of record in Instrument No. 20171218-0128945, Register's Office for Davidson County, Tennessee.
- Charter for 505 Master Association of record in Instrument No. 20171213-0127264, in the Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of 505 High Rise Condominium, of record in Instrument No. 20171218-0128946 and Instrument No. 201810090099878, Instrument No.20191016-0106180, and Instrument No. 20210302-0027008, Register's Office for Davidson County, Tennessee.
- Charter for 505 High Rise Condominium Association of record in Instrument No. 20171213-0127265, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument No. 20070625-0075451, in the Register's Office for Davidson County, Tennessee.

- Agreement for Dedication of Right of Way & Pedestrian Sidewalk Agreement of record in Instrument No. 20151231-0131613, in the Register's Office for Davidson County, Tennessee.
- Stormwater Facilities & Systems of record in Instrument No. 20150820-0084149 and Instrument No. 20170504-0044298, in the Register's Office for Davidson County, Tennessee.
- Capital Mall Redevelopment Project Plan & Restrictions of record in Book 7423, Page 374, Book 8421, Page 587, Book 9208, Page 613, Book 10512, Page 464, Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, in the Register's Office for Davidson County, Tennessee.
- Assignment & Assumption of Development Documents of record in Instrument No. 20151203-0122110, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Development Agreement of record in Instrument No. 20151203-0122108, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Pedestrian Sidewalk Easement of record in Instrument No. 20140923-0087004, as amended in Instrument No. 20151231-0131612, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Parking Lease & License of record in Instrument No. 20141114-0105301, as amended in Instrument No. 20171218-0128943, in the Register's Office for Davidson County, Tennessee.
- Declaration of Covenants & Easements (Fifth & Church Parking Garage) of record in Instrument No. 20141114-0105300, as amended in Instrument No. 20171218-0128944, in the Register's Office for Davidson County, Tennessee.
- Drainage Easement of record in Instrument No. 20081013-0102933 and Maintenance Agreement of record in Instrument No. 20070919-0111878, 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: **515 Church Street Unit 3409, Nashville, Tennessee 37219**.

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 15th DAY OF APRIL, 2021.

Brandon Driver

Allison Driver by Brandon Driver, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 20210419.0052152**, Register's Office for Davidson County, Tennessee.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON DRIVER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON DRIVER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ALLISON DRIVER, and who acknowledged he/she/they executed the same as the free act and deed of the said ALLISON DRIVER.

Witness my hand and official seal, this the 15th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

Return to: Bobo
Hunt & White - 111 W.
Side Square, Shelbyville, TN 37160