THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210333748

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $272,000.00

Affiant

Subscribed and sworn to before me, this 15th day of April, 2021.

Notary Public
My Commission Expires: 9/5/24

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Karen Johnson Davidson County
Batch# 618370 DEEDWARR
04/19/2021 03:26:45 PM 2 pgs
Fees: $13.00 Taxes: $1,006.40

20210419-0052288

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Catherine Sidney Clark 2407 8th Avenue South #410 Nashville TN 37204	New Owner	Tax Parcel ID No. 118 02 1K 410.00

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, **Jennifer Morton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine Sidney Clark** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 410, Eighth South Residences, a Residential Condominium, described in the Master Declaration for Eighth South Residences, a Residential Condominium of record in Instrument No. 20170619-0061466 of the Register's Office of Davidson County, Tennessee which is a sub unit of the Eighth South Mixed-Use Condominium established by Master Deed of Eighth South Mixed-Use Condominium recorded in Instrument No. 20170619-0061465 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of the Eight South Residences and Eighth South Mixed-Use Condominium as stated in said Master Declarations. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at Eighth South Residences and Eighth South Mixed-Use Condominium, the property, co-owners and tenants, the Plat filed as Exhibit "B" to said Master Declaration, said Register's Office, are incorporated herein by reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jennifer Morton, Unmarried Woman, by Warranty Deed from Eighth South, LLC, a Tennessee limited liability company, of record in Instrument No. 20170914-0093864, in the Register's Office of Davidson County, Tennessee, dated September 08, 2017 and recorded on September 14, 2017.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Earthgrains, as recorded in Instrument No. 20020702-0079601.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of "Property of 8th South, LLC", as recorded in Instrument No. 20151007-0102052.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151021-0107308.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Eighth South Mixed-Use Condominium of record in Instrument No. 20170619-0061465; 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.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Eighth South Residences, a Residential Condominium of record in Instrument No. 20170619-0061466; 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 Book 1848, Page 459, Book 1848, Page 462, Instrument No. 20160926-0101241 and Instrument No. 20170921-0096815.

Easement for Ingress and Egress, recorded in Book 2746, Page 414 and Instrument No. 20151021-0107311.

Easement for Storm Sewers and/or Storm Drainage, recorded in Book 4182, Page 906 and Book 4182, Page 910.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances , recorded in Instrument No. 20150730-0075029.

Easement for Access, recorded in Instrument No. 20151021-0107312.

Easement recorded in Book 1300, Page 566.

Inspection and Maintenance Agreement for permanent Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20180130-0009394.

This is improved property located at 2407 8th Avenue South #410 Nashville TN 37204

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 15th day of April, 2021.

Jennifer Morton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Morton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2021.

Notary Public
My Commission Expires: _____

