WARRANTY DEED

Karen Johnson Davidson County
Batch# 620308 DEEDWARR
04/21/2021 03:31:08 PM 2 pgs
Fees: $13.00 Taxes: $758.50

20210421-0053609

MJ-SB-VRES-21-803-202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 7.09.2024

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07.09.2024

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)
Amanda Martin	**NEW OWNER**	
(NAME)	(NAME)	**105-14-0I-045.00-CO**
803 Hillview Hts Apt #202		
(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, **STUDIO I, GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMANDA MARTIN, SINGLE,** 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. 45, Studio 1 Lofts Condominium, as established under Declaration of record in Instrument No. 20140715-0062248, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Studio I, GP by Warranty deed from Studio I Nashville Apartments, LLC of record in Instrument No. 20141204-0111360 Register's Office for Davidson County, Tennessee, dated December 01, 2014 and recorded on December 04, 2014.

This conveyance is subject to:
- Taxes for the year 2021.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140715-0062248, Register's Office for Davidson County, Tennessee.
- Charter of Studio 1 Lofts Owners' Association, Inc. of record at Instrument No. 20140715-0062247, in the aforesaid Register's Office.
- Sanitary Sewer/Storm Drainage Easement of record in Book 4166, Page 14, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease to Web Service Company, Inc. of record in Book 9188, Page 666, Book 10983, Page 783 and Instrument no. 20030812-0114736, 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: **803 Hillview Hts Apt #202, 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 16 DAY OF APRIL, 2021.

Studio I, GP

BY: _____

Marshall Burridge
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MARSHALL BURRIDGE, 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 AGENT of STUDIO I, GP, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 16th of April, 2021.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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