Karen Johnson Davidson County
Batch# 621310 DEEDWARR
04/23/2021 09:19:08 AM 2 pgs
Fees: $13.00 Taxes: $1,072.63
20210423-0054438

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TROY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 05-07-2024

O-SB-WG-21-100-5

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)
Erick Robin Pope	**Movement Mortgage, LLC**	
(NAME) **100 Thompson Ln Unit #5**	(NAME) **8024 Calvin Hall Road**	**PART OF 119-10-0-096.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Indian Land, SC 29707**	
(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, **100 THOMPSON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERICK ROBIN POPE, AN 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:

Land in Davidson County, Tennessee, being Unit 40, of 100 Thompson, a Horizontal Property Regime, Planned Unit Development as shown in the Declaration of Covenants Conditions and Restrictions for 100 Thompson, a Horizontal Property Regime, Planned Unit Development, of record in Instrument Number 20180207-0012545, as amended in Instrument Number 20180412-0034489, amended and restated in Instrument Number 20181207-0119643, as amended in Instrument Number 20190416-0034865, second amendment in Instrument Number 20200114-0004976, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to 100 Thompson, LLC, a Tennessee limited liability company by Warranty deed from Phillip D. Livingston, an unmarried man of record in Instrument No. 20160405-0032632 Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 5, 2016.

Being a part of the same property conveyed to 100 Thompson, LLC, a Tennessee limited liability company by Warranty deed from Tom R. Smith, unmarried of record in Instrument No. 20160405-0032631 Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 5, 2016.

Being a part of the same property conveyed to 100 Thompson, LLC, a Tennessee limited liability company by Quitclaim Deed for Combining Property Into One Map And Parcel Number from 100 Thompson, LLC, a Tennessee limited liability company, of record on November 7, 2017 in Instrument No. 20171107-0114433, Register's Office for Davidson County, Tennessee. Also see Deed of Correction recorded on November 14, 2017 in Instrument No. 20171114-0116887, and corrected by Instrument recorded on March 14, 2019 in Instrument No. 20190314-0023430, Register's Office for Davidson County, Tennessee. Being also known as 100 Thompson Ln Unit #5 40 Nashville, Tennessee 37211.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180207-0012545, as amended in Instrument Number 20180412-0034489, amended and restated in Instrument Number 20181207-0119643, as amended in Instrument Number 20190416-0034865, second amendment in Instrument Number 20200114-0004976, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for The Master Regime for 100 Thompson of record in Instrument Number 20190416-0034867, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170720-0073444, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20171117-0118389, in

the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **100 Thompson Ln Unit #5, Nashville, Tennessee 37211**.

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.

100 Thompson, LLC, a Tennessee Limited Liability Company

BY: _____
William F. Snyder
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM F. SNYDER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of 100 THOMPSON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public
My Commission Expires:
(SEAL)

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