WARRANTY DEED

Karen Johnson Davidson County
Batch# 621435 DEEDWARR
04/23/2021 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20210423-0054605

MJ-SB-ALINA-21-806-307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 05-01-23
(AFFIX SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-01-2023

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):
Michael Tomlin Limbaugh	**New Owner**	
(NAME)	(NAME)	
806 Olympic Street, Unit 307		**105-02-3F-307.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **806 OLYMPIC LLC, A MICHIGAN LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL TOMLIN LIMBAUGH,** 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. 307 of Alina, a Condominium 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 Declaration of Condominium, of record in Instrument Number 20200415-0039348 and amended in Instrument Number 20200609-0058742, Instrument No. 20200721-0079746, Instrument No. 20200727-0082071, Instrument No. 20200827-0097052, Instrument No. 20201030-0127250 and Instrument No. 20210309-0030977, 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 to said Declaration of Condominium; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration of Condominium.

Together with the special rights to use the limited common elements as set out in the Declaration of Condominium for Alina, a Condominium and certain parking space number P-43.

Being a portion of the same property conveyed to 806 Olympic, LLC, a Michigan Limited Liability Company by Special Warranty deed from Kimberly R. Dano, Trustee of the Dano Family Investments Services Trust of record in Instrument No. 20181218-0122973 Register's Office for Davidson County, Tennessee, dated December 18, 2018 and recorded on December 18, 2018.

This conveyance is subject to:
- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 100, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 94, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723 and Book 4579, Page 874, in the Register's Office for Davidson County, Tennessee.
- Declaration of record in Instrument Number 20200415-0039348 and First Amendment Instrument Number 20200609-0058742 and Instrument No. 20200721-0079746, Instrument No. 20200727-0082071 and Instrument No. 20200827-0097052 and Instrument No. 20201030-0127250 and Instrument No. 20210309-0030977 , Register's Office for Davidson County, Tennessee.
- Bylaws of record in Instrument Number 20200827-0097047, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-way of record in Instrument Number 20190207-0011860 and Instrument No. 20200827-0097543, 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: **806 Olympic Street, Unit 307, Nashville, Tennessee 37203**.

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 21st DAY OF APRIL, 2021.

806 Olympic LLC, A Michigan Limited Liability Company

BY: _____
Laura Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, 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 AUTHORIZED AGENT of 806 OLYMPIC LLC, A MICHIGAN LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of April, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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

True Copy Certification

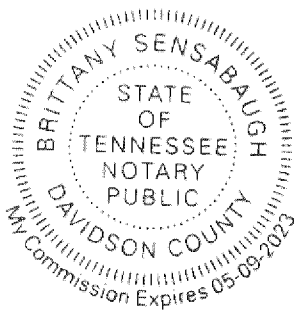
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23