Karen Johnson Davidson County
Batch# 632062 DEEDWARR
05/10/2021 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $6,253.00
20210510-0062294

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61674
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Trustees of The Sapphire Holdings Trust, dated May 3, 2021 P.O. Box 680129 Franklin, TN 37068	Trustees of The Sapphire Holdings Trust, dated May 3, 2021 P.O. Box 680129 Franklin, TN 37068

TAX MAP PARCEL NUMBERS: 093090C14800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,690,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert L. Chaput and Mary A. Chaput, husband and wife,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Trustees of The Sapphire Holdings Trust, dated May 3, 2021,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1401 of Twelve Twelve, a Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Declaration of Condominium of record in Inst. No. 20140718-0063781, amended in Inst. No. 20160614-0060193 and Inst. No. 201912300134559, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium, together with Parking Space Nos. 71 and 72 and Storage Space No. 20.

Being the same property conveyed to Robert L. Chaput and Mary A. Chaput, husband and wife, by Special Warranty Deed from Laurel Property, LLC a Delaware Limited Liability Company, dated January 9, 2015 and recorded on January 12, 2015, of record in Inst. No. 20150112-0003231, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record as Exhibit "B" to the Declaration of Condominium of record in Inst. No. 20140718-0063781, amended in Inst. No. 20160614-0060193 and Inst. No. 201912300134559, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; Subject to the Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20140718-0063781, amended in Inst. No. 20160614-0060193 and Inst. No. 201912300134559, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Inst. No. 20130122-0006827, said Register's Office; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Inst. No. 20130122-0006827, said Register's Office; Declaration of Easements and Restrictive Covenants of record in Inst. No. 20121227-0119217, said Register's Office; Subdivision and 12th Street access restrictions and NES Easement shown on the Plan of record in Inst. No. 20120216-0013756 amended in Inst. No. 20180405-0032256, said Register's Office; Lack of direct access to and from Interstate 40, such rights having been conveyed to the State of Tennessee by deed of record in Book 4318, page 544, said Register's Office; Arts Center Redevelopment Plan containing restrictive covenants of record in Book 10965, page 404, amended in Book 11625, page 252, and amended in Inst. No. 20020715-0084598 and Inst. No. 20150205-0010859, said Register's Office; Arts Center Redevelopment Plan in Ordinance # 98-1188, Amendment No. 1 as Ordinance #99-1761 and Amendments No. 2 as Ordinance No. BL 2002-1063, Metropolitan Clerk's Office for Davidson County, Tennessee; Easement to Comcast of Nashville of record in Inst. No. 20140328-0025601 and Inst. No. 20140924-0087646, said Register's Office; Charter of Twelve Twelve Condominium Association, Inc. of record in Inst. No. 20140627-0056540, said Register's Office.

This is improved property, known as 1212 Laurel Street, # 1401, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out..

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of May, 2021

Robert L. Chaput

Mary A. Chaput

State of Florida

County of Pinellas

On this 5 day of May 2021, before me the undersigned authority, personally appeared Robert L. Chaput and Mary A. Chaput, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 03/09/2024

SUMMER CORNELL
MY COMMISSION # GG 966892
EXPIRES: March 9, 2024
Bonded Thru Notary Public Underwriters

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,690,000.00.

Affiant

Sworn and subscribed before me this 6th day of May 2021

Notary

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

True Copy Certification

I, **Angie Lawless**, 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 TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022