WARRANTY DEED

Karen Johnson Davidson County
Batch# 632253 **DEEDWARR**
05/10/2021 01:42:53 PM 2 pgs
Fees: $13.00 Taxes: $702.63

20210510-0062582

G-SB-VRES-21-801-202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DILLWORTH NOTARY PUBLIC STATE OF TENNESSEE 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)
Zachary Koffler	**NEW OWNER**	
(NAME) **801 Hillview Heights #202**	(NAME)	**105-14-0I-030.00-CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(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 1 GP, AKA STUDIO I, GP**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZACHARY KOFFLER,** 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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 23 as specified on the Plat shown in the Declaration of Studio 1 Lofts Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration for Studio 1 Lofts Condominiums, of record under Instrument No. 20140715-0062248, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration Reference is hereby made to the plan of Studio 1 Lofts Condominiums, for placement of Units, as shown on Exhibit "B" to the Declaration of record under Instrument No. 20140715-0062248, said Register's Office, for a more complete identification and description of such Unit.

Being a portion of the same property conveyed to William Winfree and Terra Winfree, husband and wife by Warranty deed from Hillview Heights, GP of record in Instrument No. 20151019-0106005 Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 19, 2015. (Value of consideration shown in aforementioned deed $120,000.00.) Being also known as 801 Hillview Heights #202 23 Nashville, Tennessee 37204.

Being a portion of the same property conveyed to Studio 1, GP AKA Studio I, GP by Quitclaim deed from Hillview Heights of record in Instrument No. 20191227-0133955 Register's Office for Davidson County, Tennessee, dated December 20, 2019 and recorded on December 27, 2019.

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.
- Sanitary Sewer and 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 9186, Page 666, Book 10983, Page 783 and Instrument no. 20030812-0114736, In the Registers 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: **801 Hillview Heights #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 21st DAY OF APRIL, 2021.

Studio 1 GP, AKA Studio I, GP

BY: _____

Marshall Burridge
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARSHALL BURRIDGE, signing for STUDIO 1 GP, AKA STUDIO I, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of STUDIO 1 GP, AKA STUDIO I, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of April, 2021.

_____

Notary Public
My Commission Expires: 1-3-27
(SEAL)



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