Karen Johnson Davidson County
Batch# 633055 DEEDWARR
05/11/2021 11:15:30 AM 5 pgs
Fees: $28.00 Taxes: $1,831.50
20210511-0063260

#36215

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36215-04-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $495,000.00. Affiant Subscribed and sworn to before me this 6th day of May, 2021. Notary Public My Commission Expires: 10-2-2023

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Ryan Hanawalt, Jenn Hanawalt 227 Oceola Avenue, #7 Nashville, TN 37209	**Send Tax Bills To:** NEW OWNER 227 Oceola Ave #7 Nashville, TN 37209	**Tax Information:** Map and Parcel No.: 091140F00400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph C. Davis, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan C. Hanawalt and Jennifer Daneille Hanawalt, husband and wife** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 227 Oceola Avenue, #7, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of May, 2021.

Joseph C. Davis, LLC, a Tennessee limited liability company

BY: _____, Vice-President
Gerald G. Patterson, Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald C. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that himself to be the Vice-President of Joseph C. Davis, LLC, the within named bargaineor, a Tennessee limited liability company, and that such Vice-President executed the within instrument for the purposes therein contained, by personally signing the name of the limited liability company as Vice-President.

Witness my hand, at office, this 6th day of May, 2021.

_____
Notary Public

My Commission Expires:
October 2, 2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 7, together with the appurtenant interest in the common elements of Alabaster West Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20171009-0103163, as amended in Instrument No. 20171130-0122427, corrected by Scrivener's Affidavit of record in Instrument No. 20180724-0072069, amended in Instrument No. 20180731-0074452, as corrected by Scrivener's Affidavit of record in Instrument No. 20180806-0077271, as amended in Instrument No. 20200327-0033553, as corrected by Scrivener's Affidavit of record in Instrument No. 20200513-0049373, as amended in Instrument No. 20200710-0075253,Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 1 on the Plan of Joe Maxwell of record in Plat Book 6200, page 404, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph C. Davis, LLC, a Tennessee limited liability company, by deed from Alabaster West, LLC, a Tennessee limited liability company, of record in Instrument No. 20200406-0036295, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee. Map and Parcel No. 091140F00400CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Alabaster West Townhomes, of record in Instrument No. 20171009-0103163, as amended in Instrument No. 20171130-0122427, Instrument No. 20180731-0074452, as corrected by Scrivener's Affidavit of record in Instrument No. 20180806-0077271, as amended in Instrument No. 20200327-0033553, as corrected by Scrivener's Affidavit of record in Instrument No. 20200513-0049373, as amended in Instrument No. 20200710-0075253, Register's Office for Davidson County, Tennessee.
3. Assignment of Declarant Rights of record in Instrument No. 20190916-0093702, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record attached as Exhibit B to the Declaration in Instrument No. 20171009-0103163, as amended in Instrument No. 20171130-0122427, corrected by Scrivener's Affidavit of record in Instrument No. 20180724-0072069, amended in Instrument No. 20180731-0074452, as corrected by Scrivener's Affidavit of record in Instrument No. 20180806-0077271, as amended in Instrument No. 20200327-0033553, as corrected by Scrivener's Affidavit of record in Instrument No. 20200513-0049373, as amended in Instrument No. 20200710-0075253,Register's Office for Davidson County, Tennessee,

6. All matters appearing on the Plan of record as Book 6200, page 404, Register's Office for Davidson County, Tennessee.
7. Inspection and Maintenance Agreement for Private Storm Water management Facilities of record in Instrument No. 20170928-0099424, Register's Office for Davidson County, Tennessee.
8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170928-0099443, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

