# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

(AF

B-SB-E3-21-2910-8

Karen Johnson Davidson County
Batch# 634888 DEEDWARR
05/12/2021 03:37:25 PM 2 pgs
Fees: $13.00 Taxes: $2,719.50

20210512-0064318

**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) |
|---|---|---|
| **Jason Matthew Haney and Macy Leanna Ball** | **Keller Mortgage, LLC dba Keller Mortgage** | |
| (NAME) | (NAME) | |
| **2910 Felicia Street #8** | **4725 Lakehurst Court Suite 400** | **092-00-0-N-008.00CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | **Dublin, OH 43016** | |
| (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, **RUDY AT CITY HEIGHTS, 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 **JASON MATTHEW HANEY AND MACY LEANNA BALL, HUSBAND AND WIFE,** 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 No. 8 of Rudy at City Heights, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20191001-0100198, amended in Instrument No. 20191025-0109452, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Rudy at City Heights, LLC, by Warranty Deed from Andrea L. Hayes, recorded October 1, 2019 in Instrument No. 20191001-0100197, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Andrea L. Hayes by Quitclaim Deed to Combine Map and Parcel Numbers from Andrea L. Hayes (also known as Andrea Lynn Hayes) recorded August 22, 2019 in Instrument No. 20190822-0084315, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Andrea L. Hayes by Quitclaim Deeds from Hayes Medical Condominium Centers, a Tennessee limited liability company, recorded May 19, 2015 in Instrument Nos. 20150519-0045880, 20150519-0045881 and 20150519-0045882 and to Andrea Lynn Hayes by Warranty Deed from REO Holdings, LLC, recorded May 26, 2015 in Instrument No. 20150526-0047860, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20191001-0100198, amended in Instrument No. 20191025-0109452, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20191008-0103133, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20191014-0105103, Register's Office for Davidson County, Tennessee.
- Shared Sewer Services Agreement of record in Instrument No. 20191218-0130751, Register's Office for Davidson County, Tennessee.
- All matters set out in Metro Ordinance BL2008-296.
- Subject to the rights of others in and to the common areas and/or elements.
- Taxes for the year 2021, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2910 Felicia Street #8, Nashville, Tennessee 37209**.

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 10th DAY OF MAY, 2021.

Rudy at City Heights, LLC

BY: _____
Max Khazanov
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAX KHAZANOV, 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 MANAGER of RUDY AT CITY HEIGHTS, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of May, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYCUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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