WARRANTY DEED

Karen Johnson Davidson County
Batch# 649023 DEEDWARR
06/03/2021 11:39:03 AM 2 pgs
Fees: $13.00 Taxes: $1,139.60

20210603-0074573

R-SB-VRES-21-3127-306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2021.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Matthew Scott Wilkinson	**CapStar Bank**	
(NAME)	(NAME)	
3127 Long Boulevard, #306	**2002 Richard Jones Road, Suite A300**	**104-02-1A-306.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Nashville, TN 37215**	
(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, **HEATHER S. MCBEE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW SCOTT WILKINSON, AN UNMARRIED MAN,** 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. 306, as shown on the plan of Park West Court, a Condominium Development, a Horizontal Property Regime, filed as Exhibit C to and established by the Master Deed of record in Instrument 200507140081900 as amended in Instrument 200610300134372, Registers Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners. Together with Parking Space No. 41.

Being the same property conveyed to Heather S. McBee, an unmarried woman by Warranty deed from Jaclyn Krimmel, an unmarried person of record in Instrument No. 2013024-0040762 Register's Office for Davidson County, Tennessee, dated April 18, 2013 and recorded on April 24, 2013.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of Park West Court of record in Instrument Number 20050714-0081900, amended in Instrument No. 20061030-0134372, Register's Office for Davidson County, Tennessee.
- Charter of the Park West Court Condominium Owners Association, Inc. of record in Instrument Number 20050707-0078752, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 647, Page 310; Book 498, page 281 and Book 573, page 53, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050913-0110219, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Storm Drainage of record in Instrument Number 20050913-0109997, in the Register's Office for Davidson County, Tennessee.
- Easement for driveway of record in Book 712, Page 120 and Book 898, page 758, in the Register's Office for Davidson County, Tennessee.
- Grant of Apartment Easements for Joint Driveway of record in Book 11602, Page 445, in the Register's Office for Davidson County, Tennessee.
- Non-Exclusive permanent access easement of record in Instrument Number 20040430-0049497, in the Register's Office for DavidsonCounty, Tennessee.
- Application to Combine Parcels of record in Instrument Number 20050728-0088338, in the Register's Office for Davidson County, Tennessee.
- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-2000-364, made applicable by Ordinance No. BL-2000-476, of record in Metropolitan Clerk's Office for said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3127 Long Boulevard, #306, 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 1st DAY OF JUNE, 2021.

Heather S. McBee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATHER S. MCBEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of June, 2021.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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