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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $550,000.00.<br>Karen Bonnell<br>Affiant<br>Subscribed and sworn to before me this 3rd day of June, 2021.<br>Briana Gage<br>Notary Public<br>My Commission Expires: |

**Record & Return To:**
**First Title & Escrow Co., Inc.**
**FTEC File No. 36263-04-2021**
Karen Johnson Davidson County
Batch# 653228 **DEEDWARR**
06/09/2021 02:46:10 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20210609-0077797

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Joseph A. Reagan<br>523 Garfield Street<br>Nashville, TN 37208 | new owner | Map and Parcel No.:<br>081084C00200CO |

**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, **David Dulmage, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph A. Reagan,** single ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Andrew

This is improved property located at 523 Garfield Street, Nashville, TN 37208.

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

And Grantor covenants that he 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 himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-SP-21-523

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 3rd day of June, 2021.

David Dulmage

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 3rd day of June, 2021.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 2, as established in the Master Deed for Historical Row at Garfield, as shown on the Site Plan attached as Exhibit B to the Master Deed of record in Instrument No. 20131101-0113550, amended in Instrument No. 20140717-0063477, and amended in Instrument No. 20140911-0083398, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David Dulmage, by Warranty Deed from George Butler and William Butler, of record in Instrument No. 20141031-0100851, in the Register's Office of Davidson County, Tennessee, dated October 28, 2014 and recorded on October 31, 2014.

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 and assumed by Grantee. Map and Parcel No. 081084C00200CO.
2. All matters appearing on the Plan of record as Instrument No. 20130322-0028504 and Correction recorded in Instrument No. 20131101-0113477., Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Site Plan of record attached as Exhibit B to the Master Deed in Instrument No. 20131101-0113550, as amended by instrument(s) of record in Instrument No. 20140717-0063477 and Instrument No. 20140911-0083398, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Historical Row at Garfield, of record in Instrument No. 20131101-0113550, as amended by instrument(s) of record in Instrument No. 20140717-0063477 and Instrument No. 20140911-0083398, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Instrument No. 20130827-0090493, Register's Office for Davidson County, Tennessee.