Karen Johnson Davidson County
Batch# 655870 DEEDWARR
06/14/2021 11:11:30 AM 4 pgs
Fees: $23.00 Taxes: $2,059.98
20210614-0079693

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 3871-05-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $556,751.00. Affiant Subscribed and sworn to before me this 2nd day of June, 2021. Notary Public My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-15-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Magnus Fleming Ashlye Fleming 3311 ACKLEN AVE. NASHVILLE, TN 37212	United Wholesale Mortgage 585 South Boulevard East Pontiac, MI 48341	Map and Parcel No.: 071 12 0B 002.00

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, Braden T. Adams and Erica K. Adams, husband and wife (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Magnus Fleming and wife Ashlye Fleming (collectively, "Grantees"), their 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 709B Ward Street, Nashville, Davidson County, Tennessee 37207.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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, Grantors have executed this instrument on the 2nd day of June, 2021.

GRANTORS:

Braden T. Adams

Erica K. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 2nd day of June, 2021.

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. B, on the Plan of 709 Ward Street Townhomes, a Horizontal Property Regime with Private Elements, established by the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20161028-0114033, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, Site Plan as depicted on Exhibit "C" and interest in common areas as depicted on Exhibit "D" in said Declaration.

Being the same property conveyed to Braden T. Adams and Erica K. Adams, husband and wife, by Warranty Deed from Urban Properties, LLC, of record in Instrument No. 20170815-0083686, in the Register's Office of Davidson County, Tennessee, dated August 11, 2017 and recorded on August 15, 2017.

This conveyance is made subject to:

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Meadowdale Acres, as recorded in Plat Book 2083, Page(s) 12.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161028-0114033.
4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2084, Page 425.

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

