WARRANTY DEED

Karen Johnson Davidson County
Batch# 658504 DEEDWARR
06/16/2021 03:12:45 PM 2 pgs
Fees: $13.00 Taxes: $3,589.00

20210616-0081559

File No. BC-21-916

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $970,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1013 11th Avenue South LLC	new owner	
(NAME)	(NAME)	
1013 11th Avenue South	2534 Ashwood Avenue	105-01-4A-022.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **David P. Lamping and Donna M. Lamping, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1013 11th Avenue South LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit No. 22 on the Plan of Archer at 12th Homes, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Archer at 12th Homes, a horizontal property regime with private elements, of record in Instrument No. 20160908-0094811; as amended in Instrument No, 20161102-0115692; and in Instrument No. 20161123-0123554, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit depicted on plan attached as Exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Archer at 12th Homes, a horizontal property regime with private elements provided in said Declaration, together with the By-Laws appended thereto, the plan attached as exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to David P. Lamping and Donna M. Lamping, husband and wife by Warranty deed from Michael L. Long, a married man of record in Instrument No. 20180314-0024035 Register's Office for Davidson County, Tennessee, dated March 12, 2018 and recorded on March 14, 2018.

This is property more commonly known as 1013 11th Avenue South, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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,

Witness my/our hand this 15th day of June, 2021.

David P. Lamping

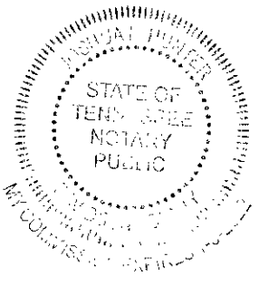
Donna M. Lamping

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2021, before me personally appeared David P. Lamping and Donna M. Lamping, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of June, 2021.

Notary Signature
My commission expires:



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BSB-HR-2/1013