WARRANTY DEED

Karen Johnson Davidson County
Batch# 659790 DEEDWARR
06/18/2021 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $961.63
20210618-0082618

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND 00/100 ($259,900.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of June, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MADELYN N REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/06/2024 DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Isaac Baca and Joe Baca (NAME)	**NEW OWNER** (NAME)	**105 12 0B 035.00**
400 Herron Drive, #216, Nashville, TN 37210 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 11th day of June, 2021, the undersigned, **AARON FLENER, AN UNMARRIED MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ISAAC KORDELL BACA AND JOE ALVY BACA, TENANTS IN COMMON** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **400 Herron Drive, #216, Nashville, TN 37210** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 216 of Alloy Condominium, described in the Declaration for Alloy Condominium, of record in Instrument No. 20161123-0123972, amended in Instrument No. 20170616-0060696; 20180530-0051643 and 20181012-0101119, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Aaron Flener, An Unmarried Man, by Warranty Deed from Alloy, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20180705-0064796, in the Register's Office of Davidson County, Tennessee, dated June 29, 2018 and recorded on July 05, 2018.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.
5. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
6. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
7. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Fair View Park, as recorded in Plat Book 4660, Page(s) 169.
8. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161012- 0108018, as amended in Instrument No. 20181012-0101118.
9. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161123- 0123972, as amended in Instrument No's. 20170616-0060696, 20180530-0051643 and 20181012- 0101119 and Partial Assignment of Declarant's Rights recorded in Instrument No. 20161123- 0123977.
10. Easement for Public Utility and Drainage, recorded in Book 5229, Page 212.
11. Easement for Grant of Underground Cable, recorded in Book 10219, Page 374.
12. Easement for Permanent Telecommunications, recorded in Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703.
13. Easement for Right of Way, recorded in Instrument No. 20171127-0120866.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 11th day of June, 2021.

GRANTOR: AARON FLENER BY GROVER COLLINS, HIS ATTORNEY-IN-FACT

Aaron Flener By POA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Grover C. Collins with who I am personally acquainted, and who upon oath acknowledged himself to be the Authorized Power of Attorney for Aaron Flener, and as such, acknowledged that he is authorized to execute the foregoing instrument on behalf of Aaron Flener, the within named Grantor, and that he in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing his name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 11th day of June, 2021.

Notary Public

My Commission Expires 11/06/2024

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
DAVIDSON COUNTY

True Copy Certificate of Authenticity

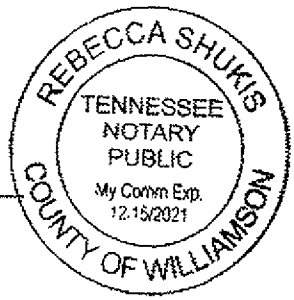
I, **Taylor Grills,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021