Karen Johnson Davidson County
Batch# 660546 DEEDWARR
06/21/2021 11:42:53 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20210621-0083258

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210434813

April G. Nichols State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSO

The actual consideration o
for this transfer is: $395,000.00.

LeKin Singleton
Affiant

Subscribed and sworn to before me, this 4th day of June, 2021.

Notary Public
My Commission Expires: 12-24-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tyler Kenneth Lowell 700 12th Avenue South #608 Nashville TN 37203	New Owner	Tax Parcel ID No. 093 13 0D 044.00

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, **Jessica Moore, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler Kenneth Lowell**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. R 608 of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 1010, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto in Instrument No. 20081223-0122167, amended in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784, Instrument No. 20121017-0095418 and Instrument No. 20180627-0061944, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument No. 20081223-0122167 as Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jessica Moore, an unmarried woman, by Warranty Deed from Jason P. Ward, Executor of the Estate of Brian A. Ward, of record in Instrument No. 20161101-0115186, in the Register's Office of Davidson County, Tennessee, dated October 25, 2016 and recorded in November 01, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision Plat of Lot 1 Section Sixty-Five Edgehill Estates, as recorded in Instrument No. 20051116-0138405.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Terrazzo Condominium Association, Inc. Condominium of record in Instrument No. 20081223-0122167, as amended by instrument(s) of record in Instrument Nos. 20090213-0012915; 20090316-0023301; 20090325-0026808; 20090827-0080784; 20121017-0095418 and 20180627-0061944; also subject to easements, rights and interests in favor of other

unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants Running with the Land of the Metropolitan Development and Housing Agency in the Edgehill Urban Renewal Project recorded in Book 6236, Page 263.

Easement recorded in Book 4643, Page 498.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20060615-0071498.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060615-0071504.

All of the terms and provisions set forth and contained in that certain Lease between CJUF II Terrazzo LLC 12th & Division Properties, LLC, a Delaware limited liability company, Lessor, and Branch Banking and Trust Company, a North California state banking corporation , Lessee, a memorandum of which is recorded in Instrument No. 20081009-0102619 and Modification Recorded in Instrument No. 20081230-0123644.

All of the terms and provisions set forth and contained in that certain Lease between CJUF II Terrazzo LLC, a Delaware limited liability company, Lessor, and Branch Banking and Trust Company, a North California state banking corporation, Lessee, a memorandum of which is recorded in Instrument No. 20081205-0117745.

Joinder of Mortgagee recorded at Instrument No. 20081223-0122168 and Instrument No. 2009014-0085597.

This is improved property located at 700 12th Avenue South #608 Nashville TN 37203

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 4th day of June, 2021.

Jessica Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica Moore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of June, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022