WARRANTY DEED

Karen Johnson Davidson County
Batch# 661408 DEEDWARR
06/22/2021 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.13
20210622-0083760

File No. BC-21-736

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

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 NUMBER
Samantha Mandel	CrossCountry Mortgage, LLC	
(NAME)	(NAME)	
1260 Martin Street #202	6850 Miller Road	105-07-1A-202.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Brecksville, OH 44141	
(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, **Andrew Lee Weathers and Brooke Elizabeth Weathers, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samantha Lynn Mandel, a single woman**, 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:

Land in Davidson County, Tennessee, being Unit 202 of The 1260 Martin Condominium, described in the Declaration for The 1260 Martin Condominium, of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139 and 20170919-0095966, 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, 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 Andrew Lee Weathers, a single man by Warranty deed from 1260 Martin LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171002-0100396 Register's Office for Davidson County, Tennessee, dated September 28, 2017 and recorded on October 02, 2017.

This is property more commonly known as 1260 Martin Street #202, 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, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 18th day of June, 2021.

Brooke Elizabeth Weathers by Ryan Lux attorney in fact

Brooke Elizabeth Weathers
by Ryan Lux, Attorney-In-Fact

Andrew Lee Weathers by Ryan Lux attorney in fact

Andrew Lee Weathers
by Ryan Lux, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Brooke Elizabeth Weathers, and that this instrument was executed on behalf of the said Brooke Elizabeth Weathers for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book __202106220083758____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 18th day of June, 2021.

Notary Signature
My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Andrew Lee Weathers, and that this instrument was executed on behalf of the said Andrew Lee Weathers for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _202106220083759_____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 18th day of June, 2021.

Notary Signature
My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024