WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $319.900.00.

Affiant

Subscribed and sworn to me on June 22, 2021.

NOTARY PUBLIC

My Commission Expires:

MEGAN DUPRIEST NOTARY PUBLIC TENNESSEE My Comm Exp. 5/24/2025 COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 663466 DEEDWARR
06/24/2021 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20210624-0085258

THIS INSTRUMENT WAS PREPARED BY:
Ryan Pratt
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34742

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sara Humphrey 2201 8th Avenue, Unit 204 Nashville, TN 37204	New Owner	-105-14-0D-204.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joe K. Kilgore II and Carroll W. Kilgore, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Sara Humphrey, single, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 204 as set forth in the Master Deed Establishing The Lofts on Eighty, a condominium form of ownership and use in the manor provided unto the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20061116-0142670 in the Register's Office for Davidson County, Tennessee; said Unit also being shown as part of Exhibit "E" of said Master Deed; and together with an undivided percentage ownership interest in the Common Elements of the Condominium as set forth on Exhibit "E-6" of said Master Deed; and together with the exclusive use of the Limited Common Elements assigned to said Unit known as Parking Space No(s) 31, as identified as shown on Exhibit "E-2" and Exhibit "E-3" of said Master Deed.

Being the same property conveyed to Carroll W. Kilgore and Joe K. Kilgore II, wife and husband by Warranty deed from Brian P. Jones and Kelly M. Jones, husband and wife of record in Instrument No. 20140505-0037880 Register's Office for Davidson County, Tennessee, dated May 02, 2014, and recorded on May 05, 2014.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.
3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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

buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Lofts on Eighth of record in Instrument Number 20061116-0142670, as amended in Instrument Number 20071227-0148044, Register's Office for Davidson County, Tennessee.

4. Charter of Lofts on Eighth Condominium Owners Association, Inc, attached as Exhibit "B" to the aforementioned Master Deed.
5. By-Laws of The Lofts on Eighth Condominium Owners Association, Inc, attached as Exhibit "C" to the aforementioned Master Deed.
6. Subject to all matters shown on the Condominium Site Plan of the Lofts on Eighth attached as Exhibit "E" to the aforementioned Master Deed.
7. Assignment of Developer's Rights of record in Instrument Number 20071227-0148043, in the Register's Office for Davidson County, Tennessee.
8. Stormwater Quality Agreement of record in Instrument Number 20061113-0139803, in the Register's Office for Davidson County, Tennessee.
9. Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20061122-0144892 and Instrument Number 20070305-0026833, in the Register's Office for Davidson County, Tennessee.
10. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee,

This property is also known as improved property located at 2201 8th Avenue Unit 204, Nashville, TN 37204.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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(s) this 22nd day of June 2021.

Joe K. Kilgore II

Joe K. Kilgore II

Carroll W. Kilgore

Carroll W. Kilgore

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 22, 2021, before me personally appeared Joe K. Kilgore II and Carroll W. Kilgore to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on June 22, 2021.

NOTARY PUBLIC

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

My Commission Expires: May 7, 2024

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.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12-15-2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021