WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 1[illegible]
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 663771 DEEDWARR
06/24/2021 10:45:42 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20210624-0085652

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

UBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd ay of June, 2021

Notary Public

IY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 6, 2021

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Andrew E. Stines	NEW OWNER	093-06-1M-073.00-CO
(NAME)	(NAME)	
515 Church Street Unit #3502		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20211249

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, **Triniti Group Investments, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Andrew E. Stines, unmarried**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Unit No. 3502 of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium of record as Instrument No. 20171218-0128946, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each of the Units as set forth in Exhibit E of the Declaration Establishing 505 High Rise Condominium. The 505 High Rise Condominium constitutes the High Rise Unit in the 505 Master Condominium, as established by the Declaration Establishing 505 Master Condominium of record as Instrument No. 20171218-0128945, said Register's Office, as amended in Instrument No. 20181009-0099878, said Register's Office. Reference is hereby made to the plat of 505 Master Condominium of record as Exhibit D to the Declaration Establishing 505 Master Condominium, for a more complete identification and description of the High Rise Unit of 505 Master Condominium, and the plat of 505 High Rise Condominium of record as Exhibit D to the Declaration Establishing 505 High Rise Condominium, for a more complete identification and description of the Unit.

BEING the same property conveyed to Triniti Group Investments by Warranty Deed from 505 Property, LLC, dated October 18, 2018 and filed of record in Instrument No. 20181019-0103839, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 505 Master Condominium and filed of record in Instrument No. 20171218-01289465 and 505 High Rise Condominium in Instrument No. 20171218-0128946 as amended in Instrument No. ; 20191016-0106180, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Rights of others in and to common areas, party walls and/or elements.

And also subject to the following:
Easement appearing of record in Instrument No. 20070625-0075451, Register's Office for said County.
Agreement for Dedication of Right-of-Way and Pedestrian Sidewalk Agreement appearing of record in Instrument No. 20151231-0131613, Register's Office for said County.
Storm Water Facilities & Systems appearing of record in Instrument No. 20150820-0084149 and Instrument No. 20170504-0044298, Register's Office for said County.
Capital Mall Redevelopment Project Plan & Restrictions appearing of record in Book 7423, page 374; Book 8421, page 587; Book 9208, page 613; Book 10512, page 464; Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, Register's Office for said County.
Assignment and Assumption of Development Documents appearing of record in Instrument No. 20151203-0122110, Register's Office for said County.
Memorandum of Development Agreement appearing of record in Instrument No. 20151203-0122108, Register's Office for

said County.
Agreement for Dedication of Pedestrian Sidewalk Easement appearing of record in Instrument No. 20140923-0087004 and amended at Instrument No. 20151231-0131612, Register's Office for said County.
Memorandum of Parking Lease & License appearing of record in Instrument No. 20141114-0105301; amended in Instrument No. 20171218-0128943 and assigned in Instrument No. 20191002-0100554, Register's Office for said County.
Declaration of Covenants and Easements of record in Instrument No. 20141114-0105300 and amended in Instrument No. 20171218-0128944, said Register's Office.
Drainage Easement appearing of record in Instrument No. 20081013-0102933, Register's Office for said County.
Maintenance Agreement appearing of record in Instrument No. 20070919-0111878, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 515 Church Street Unit #3502, Nashville, TN 37219
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of June, 2021

Triniti Group Investments

BY: _____ Member
William Arms
Member

BY: _____ member
Wanda Arms
Member

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared William Arms and Wand Arms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members (or other officer authorized to execute the instrument) of Triniti Group Investments, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 22nd of June, 2021.

_____
Notary Public
My Commission Expires: 3/25/25

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY