WARRANTY DEED

Karen Johnson Davidson County
Batch# 672744 DEEDWARR
07/08/2021 09:51:04 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20210708-0091907

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

LR-SB-CR-21-400-116

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Darren Smith	**New Owner**	
(NAME)	(NAME)	
400 Herron Dr #116		**105-12-0B-016.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GINA M. TURNER, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARREN SMITH, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 116 of Alloy Condominium, described in the Declaration for Alloy Condominium, of record in Instrument No. 20161123-0123972, amended in Instrument No(s). 20170616-0060696, 20180530-0051643 and 20181012-0101119, Register's Office for said County, to which reference is hereby made. The Easemerts, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants, the Rat 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 Solar Windmill, LLC, a Tennessee Limited Liability Company by Warranty deed from Alloy, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180814-0080392 Register's Office for Davidson County, Tennessee, dated August 08, 2018 and recorded on August 14, 2018. (Value of consideration shown in aforementioned deed $190,000.00.)

Being the same property conveyed to Gina M. Turner by Quitclaim deed from Solar Windmill LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201209-0143461 Register's Office for Davidson County, Tennessee, dated December 07, 2020 and recorded on December 09, 2020.

This conveyance is subject to:

- Taxes for the year 2021, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20161012-0108018, and Instrument Number 20161123-0123972, Instrument No. 20170616-0060696, Instrument No. 20180530-0051643, and 20181012-0101119, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20161123-0123973, in the Register's Office for Davidson County, Tennessee.
- Partial Assignment of Declarant's Rights of record in Instrument Number 20161123-0123977, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4660, Page 169, Register's Office for Davidson County, Tennessee.
- Public Utility and Drainage Easement of record in Book 5229, Page 212, in the Register's Office for Davidson County, Tennessee.
- Cable Easement to USA of record in Book 10219, Page 374, in the Register's Office for Davidson County, Tennessee.
- Easement Deed by Court order in Settlement of Landowner Action of U.S. Sprint Communications

Company of record in Instrument Number 20140114-0003778, and Affidavit in Instrument No. 20140416-0031703, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20171127-0120866, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **400 Herron Dr #116, Nashville, Tennessee 37210**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 6th DAY OF JULY, 2021.

Gina M. Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GINA M. TURNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/06/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212