WARRANTY DEED

Karen Johnson Davidson County
Batch# 676034 DEEDWARR
07/13/2021 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,985.90
20210713-0094284

R-SB-VRES-21-20-105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $807,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2021.

Jill Neely
Notary Public

MY COMMISSION EXPIRES: 01-06-2025
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

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)
Leah Ingram and Jeff Ingram	**NEW OWNER**	
(NAME) **20 Rutledge St #105**	(NAME) 20 Rutledge Street #105	**093-11-0G-105.00-CO**
(ADDRESS) **Nashville, TN 37210**	(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, **DAREK BELL, MARRIED** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY GILBERT INGRAM AND LEAH NICHOLE INGRAM, HUSBAND AND WIFE,** 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 No. 105, as established by the Master Deed or Declaration of City Lights Condominiums ("Master Deed") of record in Instrument No. 20190408-0031675, as amended in amendment of record as Instrument No. 20190501-0040417, further amended by amendment of record as Instrument No. 20190508-0043149, and further amended by amendment of record as Instrument No. 20190711-0067872, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements, including two parking spaces numbered 105 as shown on Garage Level 1 as set forth in Exhibit C to said Master Deed, and Storage Unit 1 as shown on Condo Level 1 as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Darek Bell by Special Warranty deed from Rutledge Development LLC, a Tennessee limited liability company of record in Instrument No. 20190822-0084756 Register's Office for Davidson County, Tennessee, dated August 22, 2019 and recorded on August 22, 2019.

Amy Klee Waddell joins in to convey any and all marital interest in said property.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 21, Page 73, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7084, Page 983, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of City Lights Condominiums, of record in Instrument No. 20190408-0031675, as amended in Instrument No. 20190501-0040417 and Instrument No. 20190508-0043149, Instrument No. 20190711-0067872 and Instrument No. 20200108-0002612, Instrument No. 20200317-0029703, Instrument No. 20200618-0064135 Register's Office for Davidson County, Tennessee.
- Charter of City Lights Condominium Association, Inc. record in Instrument No. 20190409-0032210, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement and/or Public Street Right of Way of record in Instrument No. 20160718-0073554, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160826-0089450, Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20180207-0012297, 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: **20 Rutledge St #105, 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 7 DAY OF JULY, 2021.

Darek Bell

Amy Klee Waddell by Darek Bell, Attorney-in-Fact

Amy Klee Waddell by Darek Bell, 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, DAREK BELL, 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 7th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAREK BELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of AMY KLEE WADDELL, and who acknowledged he/she/they executed the same as the free act and deed of the said AMY KLEE WADDELL.

Witness my hand and official seal, this the 7th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

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

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

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 7, 2021.

Date

Affiant Signature

July 7, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7th day of July, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON