# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2021.

Notary Public

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

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-VRES-21-3525-3A

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

Karen Johnson Davidson County
Batch# 691196 **DEEDWARR**
08/05/2021 09:38:57 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20210805-0105207

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | |
|---|---|---|
| **Richard Taylor Thornton and Anna Thornton** | OWNER | |
| (NAME) | (NAME) | **104-09-0U-009.00-CO** |
| **3525 West End Avenue #3A** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** | | |
| (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, **LISA FRENCH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD TAYLOR THORNTON AND ANNA THORNTON,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. A-3, together with the appurtenant interest in the common elements of The Historic Elmington, a Condominium Development Horizontal Property regime established by Master Deed, of record in Instrument No. 20081103-0109021, amended in Instrument NO. 20090623-0058248 and Instrument No. 20110908-0069706, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Lisa French, unmarried by Special Warranty deed from Elmington Nashville, LLC, an Ohio limited liability company of record in Instrument No. 20111101-0084837 Register's Office for Davidson County, Tennessee, dated October 27, 2011 and recorded on November 01, 2011. The said Lisa French having since married. Carson Hanrath joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property.

This conveyance is subject to:
• Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 332, Page 154, Register's Office for Davidson County, Tennessee.
• 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 Historic Elmington Condominium of record in Instrument Number 20081103-0109021, as amended by First Amendment to Master Deed of record in Instrument No. 20090623-0058248, Register's Office for Davidson County, Tennessee, and further amended by Second Amendment to Master Deed of record in Instrument No. 20110908-0069706 and Instrument No. 20150223-0015292, Instrument No. 20150901-0088624, Register's Office for Davidson County, Tennessee.
• By-Laws of Elmington Condominium Association attached as Exhibit "B" to the aforementioned Master Deed.
• Subject to all matters shown on the Plat of Elmington Condominium attached as Exhibit "C" to the aforementioned Master Deed.
• Terms, Conditions and Restrictions of Conservation Zoning of record as Bill No. B12005-615, Metro Clerk's Office for Davidson County, Tennessee, together with any restrictions imposed by the Metropolitan Historic Zoning Commission, not of record.
• Terms, Conditions and Restrictions of Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL2000-476 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stat...d h...

This is **improved** property known as: **3525 West End Avenue #3A, Nashville, Tennessee 37205**.

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 29th DAY OF JULY, 2021.

Lisa French by Kate Nyquist, Attorney in Fact
Lisa French by Kate Nyquist,
Attorney in Fact

Carson Hanrath by Kate Nyquist, Attorney in Fact
Carson Hanrath by Kate Nyquist,
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, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of LISA FRENCH, and who acknowledged he/she/they executed the same as the free act and deed of the said LISA FRENCH.

Witness my hand and official seal, this the 29th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

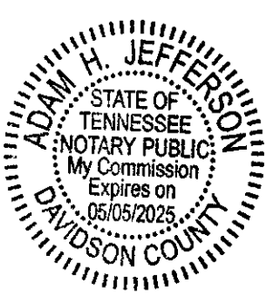



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)




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