WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

G-BHHS-21-1011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $945,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 6, 2022

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)
Michael J. Gustafson	**New Owner**	
(NAME) **78-6833 Alii Drive, Unit 16**	(NAME) **78-6833 Alii Drive, Unit16**	**105-01-2B-001.00-CO**
(ADDRESS) **Kailua-Kona, HI 96740**	(ADDRESS) **Kailua-Kona, HI 96740**	
(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, **SAE PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL J. GUSTAFSON, A SINGLE PERSON,** 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. 1011-A, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1011 Southside Avenue, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20160603-0055881, Register's Office for said County, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to SAE Properties LLC, a Tennessee limited liability company by Warranty deed from Cates Builders LLC, a Tennessee limited liability company of record in Instrument No. 20170630-0066351 Register's Office for Davidson County, Tennessee, dated June 29, 2017 and recorded on June 30, 2017.

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 4860, Page 25, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page Page 723 and Book 6352, Page 350,, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160603-0055881, 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: **1011 A Southside Avenue, Nashville, Tennessee 37203**.

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.

Karen Johnson Davidson County
Batch# 703301 **DEEDWARR**
08/24/2021 10:37:35 AM 2 pgs
Fees: $13.00 Taxes: $3,499.28

20210824-0114130

Witness my/our hand(s) this the 10th DAY OF AUGUST, 2021.

SAE Properties LLC:

BY: Earl L. Calhoun

Earl L. Calhoun
Authorized Member

STATE OF Kentucky
COUNTY OF Christian

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EARL L. CALHOUN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Authorized Member of SAE PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of August, 2021.

Notary Public
My Commission Expires: 9.17.22
(SEAL)

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