THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210836972

Karen Johnson Davidson County
Batch# 708259 **DEEDWARR**
09/01/2021 11:16:13 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20210901-0117813

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $475,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2021.

Notary Public
My Commission Expires: 3/22/22

RETURNED TO: ESCROW COPY, SUITE 130

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lane Gonzalez 1009 Rosa L Parks Blvd Nashville TN 37208	New Owner	Tax Parcel ID No. 082 13 0A 004.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David O. White, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lane Gonzalez, an unmarried man**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A-5, Row 8.9 Condominiums, as shown on Plat of the Resubdivision of Lot No. 1 of the Resubdivision of a portion of Lots 5 and 93 of Balch and Whiteside's, Addition to Nashville of Record in Instrument Number 20020718-0086526, in the Register's Office for Davidson County, Tennessee, described in The Master Deed and by-Laws of record as Instrument Number. 20011121-0128062, amended in Instrument Number. 20021212-0153656 and Instrument Number 20110419-0030186, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to David O. White, Jr., a single man by Warranty Deed from Nathan P. Slingluff, unmarried, of record in Instrument No. 20180403-0030728, in the Register's Office of Davidson County, Tennessee, dated March 28, 2018 and recorded on April 03, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot 1 of the Resubdivision of a portion of Lots No. 5 & 93 of Balch & Whiteside's Addition to Nashville, as recorded in Plat Instrument No. 20020718-0086526.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Row 8.9 Condominiums of record in Instrument No. 20011121-0128062, as amended by instrument(s) of record in Instrument No. 20021212-0153656 and 20110419-0030186 and Appointment of Successor Trustee recorded in Instrument No. 20151215-0125985; also subject to easements, rights and interests 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 building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130 and Amended in Book 11625, Page 280 and Instrument No. 20020425-0051069. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20011121-0128093.

Conveyance to the State of Tennessee of record in Book 6120, Page 475 in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1009 Rosa L Parks Blvd Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2021.

David O. White, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David O. White, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2021.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021