WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF AUGUST, 2021.

LINDSAY M. BLAKELY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 708892 **DEEDWARR**
09/01/2021 03:24:19 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20210901-0118135

BS-JH-21-2120-64

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)
James Hughes	**Primelending, A Plainscapital Company**	
(NAME)	(NAME)	**095-05-0B-146.00-CO**
2120 Lebanon Pike #64	**P.O. Box 796788**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Dallas, TX 75379**	
(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, **CAROLYN JENKINS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES HUGHES, A SINGLE MAN,** 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. 64 of Easthaven Townhomes, a Planned Unit Development, as described in a Declaration of Covenants, Conditions, and Restrictions and By-Laws for Easthaven Townhomes, a Horizontal Property Regime, or record In Instrument Number 20010806-0083543, as amended in Instrument Numbers 20020709-0082357, 20030425-0055753, 20031007-0147961 and 20040419-0043570, Register's Office for Davidson County, Tennessee, and further described on the plan of Easthaven Townhomes shown on Exhibit A-2 of Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20010806-0083543, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Carolyn Jenkins, an unmarried woman by Warranty deed from R.J. York Homes, LLC of record in Instrument No. 20050127-0010296 Register's Office for Davidson County, Tennessee, dated January 21, 2005 and recorded on January 27, 2005. (Value of consideration shown in aforementioned deed $112,900.00.) Being also known as 2120 Lebanon Pike #64 64 Nashville, Tennessee 37210.

This conveyance is subject to:
- Taxes for the year 2021
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration and Covenants, Conditions and Restrictions establishing the Easthaven Townhomes, a Planned Unit Development, with By-Laws appended thereto, of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter for Easthaven Townhomes Owner's Association, Inc. of record in Instrument No. 20010806-0083542, as amended in Instrument No. 20020709-0082356, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit A-2 to the Declaration and Covenants, Conditions and Restrictions establishing the Easthaven Townhomes, a Planned Unit Development, of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance to HOA of record in Instrument No. 20020709-0082358, re-recorded in Instrument No. 20020710-0083021, Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement(s) of record in Book 1163, Page 638, and Book 1207, Page 513, in

the Register's Office for Davidson County, Tennessee.
- Deed of Easement for use of roadways and parking areas of record in Instrument No. 20031007-0147962, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20040319-0031672, 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: **2120 Lebanon Pike #64, 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 31st DAY OF AUGUST, 2021.

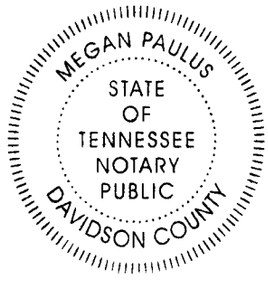
Carolyn Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLYN JENKINS, 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 31st of August, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



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