# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

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

Notary Public

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

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

W-BR-21-2040

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

Karen Johnson
Batch# 711763
09/08/2021 11:29:00 AM
Fees: $13.00 Taxes: $1,535.50

Davidson County
**DEEDWARR**
2 pgs

20210908-0120217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | |
|---|---|---|
| **Bienert Community Property Trust** | New Owner | |
| (NAME) | (NAME) | **117-11-0D-020.00-CO** |
| **2040 Graybar Lane** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37215** | | |
| (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, **ROBERT FISHER BIBB, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS H. BIENERT, JR. AND ANGELA L. BIENERT, TRUSTEES OF THE BIENERT COMMUNITY PROPERTY TRUST DATED 04/04/2017,** 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 Condominium Apartment in Davidson County, Tennessee, being Unit No. 2040 of Turnberry Square Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Book 6686, Page 166, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Robert Fisher Bibb Jr, unmarried by Warranty Deed from Eddie E. Camp and wife, Jacques L. Camp of record in Instrument No. 20040713-0083473 Register's Office for Davidson County, Tennessee, dated July 6, 2004 and recorded on July 13, 2004.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of Turnberry Square Condominiums of record in Book 6686, Page 166, amended in Book 6814, page 165, supplemented in Book 8747, page 521, and further amended in Book 9315, page 795, Register's Office for Davidson County, Tennessee.
- Charter of Turnberry Square Homeowners' Association, Inc. of record in Book 6849, Page 237, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Turnberry Square Condominiums record in Book 6686, page 197, amended in Instrument 20000801-0075604 and Instrument 20060912-0112658, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan attached as Exhibit D & E to Master Deed of record in Book 6686, Page 166, amended in Book 6814, page 165, supplemented in Book 8747, page 521, and further amended in Book 9315, page 795, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Book 6634, page 506, 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: **2040 Graybar Lane, Nashville, Tennessee 37215**.

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.

Robert Fisher Bibb Jr. by John Gleaves Attorney in Fact

Robert Fisher Bibb, Jr. by John Gleaves
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, JOHN GLEAVES, 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 ROBERT FISHER BIBB, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT FISHER BIBB, JR..

Witness my hand and official seal, this the 31st of August, 2021.

Brittany Sensabaugh

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

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