Karen Johnson Davidson County
Batch# 715496 DEEDWARR
09/14/2021 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20210914-0123161

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS
GREATER FOR THIS TRANSFER IS ~~$481,000.00~~ 480,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF SEPTEMBER, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY, RETURN TO SAME (*unless otherwise indicated*)
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2422LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Hadley Bauer	Capstar Bank	091 06 2J 010.00
1217 Nations Drive	2002 Richard Jones Rd	
Nashville, TN 37209	Ste 300A Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DUSTIN R. LEMASTERS, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **HADLEY BAUER, A SINGLE WOMAN** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A 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. 10, as shown on the Plat attached as Exhibit B" to the Declaration of Covenants, Conditions and Restrictions for The Treaty Oaks Cottages Phase II, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20190228-0018401, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20190404-0030656 and Instrument No. 20200904-0101333, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dustin R. LeMasters, sole owner, by Warranty Deed from 1211 57th Avenue T.O. LLC, a Limited Liability Company, of record in Instrument No. 20200904-0101419, in the Register's Office of Davidson County, Tennessee, dated September 04, 2020 and recorded on September 04, 2020.

Being a part of the same property conveyed to 1211 57th Avenue T.O. LLC, a Tennessee limited liability company, by Special Warranty Deed from Michael R. Weimann, of record in Instrument No. 20171006-0102963, in the Register's Office of Davidson County, Tennessee, dated September 29, 2017 and recorded on October 06, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.
6. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
7. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
8. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
9. Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.
10. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan No. 2 of West Nashville, as recorded in Plat Book 57, Page(s) 172.
11. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190228-0018401; as amended in Instrument No. 20190404-0030656 and Instrument No. 20200904-0101333.
12. Easement recorded in Instrument No. 20181121-0114523.
13. Easement for Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, recorded in Instrument No. 20181206-0118904.

This is Improved property known as 1217 Nations Drive, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 8th day of September, 2021.

Dustin R. LeMasters

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, DUSTIN R. LEMASTERS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of September, 2021.

Notary Public

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

My Commission Expires: 02-19-2024

Tennessee Certification of Electronic Document

I, John L. Bibb, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 8, 2021 (date of document).

Affiant Signature

September 10, 2021
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 10th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY