WARRANTY DEED

Karen Johnson Davidson County
Batch# 721270 DEEDWARR
09/22/2021 09:56:40 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20210922-0127203

J-AKR-21-2612

THOMAS VORHOLT III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-9-24
(AFFIX SEAL)

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)
Caleb Dunn	Caleb Dunn	
(NAME) **2612 Nashboro Blvd**	(NAME) 512 Landmark Ct	**135-12-0E-308.00-CO**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) Nashville, TN 37211	
(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, **JESSICA ASHLEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CALEB DUNN, 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 308, on the Plan of Phase Two, Nashboro Village, Tract #21 of record in Book 4660, Page 159, as amended by Instrument Number 20050222-0018814 and as now included in the Horizontal Property Regime, Private Element, Nashboro - Fairway Pointe, as recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jessica Ashley, single woman by Warranty deed from Latoya S. Hunt, unmarried of record in Instrument No. 20160706-0068904 Register's Office for Davidson County, Tennessee, dated July 01, 2016 and recorded on July 06, 2016.

Jessica Ashley having since married Justin Widmayer, who will be joining in this conveyance to convey any interest he may have in the property, marital or otherwise.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- All matters shown on the PUD Boundary in Book 4660, page 159, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 11700, Page (s) 49 & 50, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 341, Instrument No. 20020710-0083054, Instrument No. 20020820-0100664 and amended in Instrument No. 20050222-0018814, 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 Book 4827, Page 14, as supplemented by Instruments as record in Book 5469, Page 840 and Book 7751, Page 907, 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.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11703, Page 520, amended in Instrument No. 20000316-0027171, Instrument No. 20000322-0027768, Instrument No. 20000627-0063887, Instrument No. 20031118-0168332, Instrument No. 20050222-0018813, Instrument No. 20050222-0018814 and Instrument No. 20110923-0073937, 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.
- By-Laws of record in Book 11703, Page 560 in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 11703, Page 518, in the Register's Office for Davidson County, Tennessee.
- Easements to Metro of record in Book 4815, Page 425, Book 4868, Page 74, Book 4821, page 109, Book 7225, page 239, Book 11594, page 299, Book 8870, page 932, Book 8870, page 887 and Instrument 20020815-0098780, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease of record in Book 10690, Page 327, in the Register's Office for Davidson County, Tennessee.

- Agreement for Recreation Facilities of record in Instrument Number 20020507-0056329, in the Register's Office for Davidson County, Tennessee.
- Cable Easement of record in Instrument Number 20001012-0101573, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas of record in Instrument Number 20001010-0100360, Instrument No. 20021211-0152724 and Instrument No. 20101123-0096906, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee.
- Stormwater detention agreement of record in Instrument Number 20010314-0024179 and 20020815-0096780, in the Register's Office for Davidson County, Tennessee.
- Parking Rules of record in Instrument Number 20091105-0102438 and Instrument No. 20110923-0073937, in the Register's Office for Davidson County, Tennessee.
- Easement for Cart Path of record in Book 10110, Page 860, in the Register's Office for Davidson County, Tennessee.
- Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, Page 410, in the Register's Office for Davidson County, Tennessee.
- Public Right-of-Way Dedication of record in Book 4460, Page (s) 149 through 151, inclusive, in the Register's Office for Davidson County, Tennessee.
- Easement for Cable Television of record in Instrument Number 20001012-0101575, 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: **2612 Nashboro Blvd, Nashville, Tennessee 37217**.

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 ~~3rd~~ 2ND DAY OF SEPTEMBER, 2021.

Jessica Ashley

STATE OF Michigan
COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA ASHLEY, 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 ~~3rd~~ 2ND of September, 2021.

Notary Public
My Commission Expires: 03/25/2026

Charles Fitzgerald Gibson
Notary Public of Michigan
Wayne County
Expires 03/25/2026
Acting in the County of _____

Justin Widmayer

STATE OF Michigan
COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN WIDMAYER, 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 ~~3rd~~ 2ND of September, 2021.

Notary Public
My Commission Expires: 03/25/2026

Charles Fitzgerald Gibson
Notary Public of Michigan
Wayne County
Expires 03/25/2026
Acting in the County of _____

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