WARRANTY DEED

Karen Johnson Davidson County
Batch# 721872 **DEEDWARR**
09/22/2021 12:46:02 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20210922-0127472

W-SRE-21-3535-602

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(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)
Aaron T. Harper	**CapStar Bank**	
(NAME)	(NAME)	
3535 Bell Road Unit 602	**2002 Richard Jones Road, Suite A300**	**109-05-0B-802.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**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, **JASON E. DAMASCHUN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON T. HARPER, A MARRIED 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. 602 on the Plan of Williams Bend Townhomes, a horizontal property regime with private elements, created under Title 67, Section 27.101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a horizontal property regime with Private Elements, of record in Instrument No. 20021216-0154761 and Supplemental of record in Instrument No. 20030529-0072377 and in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Williams Bend Townhomes, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants for a more complete identification and description of said units.

Being the same property conveyed to Jason E. Damaschun, unmarried by Warranty Deed from 70 South Associates, L.L.C., a Tennessee Limited Liability Company of record in Instrument No. 20040902-0106127 Register's Office for Davidson County, Tennessee, dated August 31, 2004 and recorded on September 02, 2004. The herein described property is not now nor ever has been the principal place of residence of the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime with Private Elements of Williams Bend Townhomes of record in Instrument No. 20021216-0154761, and First Supplemental in Instrument No. 20030529-0072377 and Second Supplementary in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20020918-0113840, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20130517-0050031, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Homeowners Association of record in Instrument Number 20061229-0161141, 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: **3535 Bell Road Unit 602, Nashville, Tennessee 37214**.

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 20th DAY OF SEPTEMBER, 2021.

Jason E. Damaschun by Deborah Damaschun attorney in fact

Jason E. Damaschun by Deborah Damaschun
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, DEBORAH DAMASCHUN, 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 JASON E. DAMASCHUN, and who acknowledged he/she/they executed the same as the free act and deed of the said JASON E. DAMASCHUN.

Witness my hand and official seal, this the 20th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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