Karen Johnson Davidson County
Batch# 731622 DEEDWARR
10/07/2021 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $3,737.00
20211007-0135165

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937625**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,010,000.00. Affiant Subscribed and sworn to before me, this 5th day of October, 2021. Notary Public My Commission Expires:

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Brew Properties, LLC. 4083 County Route 57 Oswego, NY 13126	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 09 0W 004.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James C. Armistead, III. and Courtney S. Armistead, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brew Properties, LLC.**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 4 of The Row at Waverly Place, A Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Row at Waverly Place, A Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20141023-0097778; as amended in Instrument Number 20160218-0015586, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to James C. Armistead III and wife, Courtney S. Armistead, by Warranty Deed from Kristen E. Nicholson, unmarried, of record in Instrument No. 20181226-0125349, in the Register's Office of Davidson County, Tennessee, dated December 20, 2018 and recorded on December 26, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Fifty-Five, Edgehill Estates, as recorded in Plat Book 4660, Page(s) 13.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Tract #5 of Nashboro Village, as recorded in Plat Book 4660, Page(s) 166.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141023-0097778, amended in Instrument No. 20160218-0015586.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20140714-0061612.

Easement recorded in Book 4486, Page 982; Book 4612, Page 226; Book 4643, Page 504; Book 4659, Page 13 and Instrument No. 20130709-0070569.

This is improved property located at 1025 Wedgewood Avenue Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of October, 2021.

James C. Armistead, III.

Courtney S. Armistead

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James C. Armistead, III. and Courtney S. Armistead, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2022

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 10/5/2021.

D. Shayne Adair

10/5/2021

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5 **day of** October, **2021.**

April D. Wideman

Notary Public

My Commission Expires: 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY