THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 36550-08-2021	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $132,000.00. Affiant Subscribed and sworn to before me this 1st day of October, 2021. Notary Public My Commission Expires:

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: William Troy Ashton 3210 Orleans Drive #10 Nashville, TN 37212	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 104060L01000CO

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, **Orleans Condominiums Homeowners' Association, a Tennessee non-profit corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Troy Ashton and Cadence Grace Willis Ashton, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3210 Orleans Drive #10, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 734141 DEEDWARR
10/12/2021 12:11:30 PM 4 pgs
Fees: $23.00 Taxes: $488.40
20211012-0137049

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of October, 2021.

Orleans Condominiums Homeowners' Association, a Tennessee non-profit corporation

BY: _____ Pres.
John Jonethis, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Pubic in and for said County and State, aforesaid John Jonethis, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be President of Orleans Condominiums Homeowners' Association, a Tennessee non-profit corporation the within named bargainor, a non-profit corporation, and that as such President, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 1st day of October, 2021.

_____
Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No.10, together with the appurtenant interest in the common elements of Orleans Condominiums, a horizontal property regime established by Master Deed, of record in Book 6437, page 536, amended in Book 6442, page 49, Book 6460, page 96, and Instrument No. 20210727-0100416, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being part of the same property conveyed to Orleans, Ltd., a Tennessee limited partnership, by deed from Harold Huggins and wife, Juanita R. Huggins, of record in Book 5890, page 422, Register's Office for Davidson County, Tennessee. Orleans, Ltd., having been comprised of R & B Equities, a Tennessee general partnership, as its general partner, and of James L. Riggs and J.D. Barnes as its limited partners. The said J.D. Barnes having since died on May 18, 2010, leaving James L. Riggs as the sole, surviving limited partner of Orleans, Ltd., and as the sole, surviving general partner of R & B Equities, and leaving Cynthia K. Schwartz and Elizabeth Jo Barnes as his surviving heirs at law, as evidenced by the Affidavit of Heirship of record as Instrument No. 20211004-729905, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Orleans Condominiums Homeowners' Association, a Tennessee non-profit corporation, by Quitclaim Deed dated January 20, 2005 from Orleans Condominiums Homeowners' Association, an unincorporated association, of record in Instrument No. 20050207-0014123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Orleans Condominiums Homeowners' Association, a Tennessee non-profit corporation, by Quitclaim Deed from Orleans Ltd., a Tennessee limited partnership; R & B Equities, a Tennessee general partnership; and James L. Riggs, unmarried, of record in Instrument No. 20211004-0133290, Register's Office for Davidson County, Tennessee and by Quitclaim from Orleans Ltd., a Tennessee limited partnership; R & B Equities, a Tennessee general partnership; Cynthia K. Schwartz, married; Elizabeth Jo Barnes, unmarried, and Orleans Condominiums Homeowners' Association, a Tennessee non-profit corporation of record in Instrument No. 20211006-0134443, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 104060L01000CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Orleans Condominiums, of record in Book 6437, page 536, amended in Book 6442, page 49, Book 6460, page 96, and Instrument No. 20210727-0100416, Register's Office for Davidson County, Tennessee.
3. By-Laws of Orleans Condominiums, of record in Book 6437, page 547, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Orleans Condominiums Homeowner's Association of record in Instrument No. 20040322-0032150, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.

Certificate of Authenticity

I, **Joshua A. Terry**, 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 10/1/21.

Affiant Signature

10/8/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/8/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON