Karen Johnson Davidson County
Batch# 747861 DEEDWARR
11/02/2021 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20211102-0146567

WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-22-2021

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $660,000.00

Vicki Duthie
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF OCTOBER, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12/22/21

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 212379LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lindsay Stergar	First Financial Bank	
515 Church Street 3713	1 First Financial Plaza	093 06 1M 112.00
Nashville, TN 37219	Terre Haute IN 47807	

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, WE,

JOHN T. GARRETT AND SANDRA K. GARRETT HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LINDSAY STERGAR

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 3713 of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium of record as Instrument No. 20171218-0128946 and amended in Instrument No. 20181009-0099878, Instrument No. 20191016-0106180 and Instrument No. 20210302-0027008, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each of the Units as set forth in Exhibit "E" of the Declaration Establishing 505 High Rise Condominium. The 505 High Rise Condominium constitutes the High Rise Unit in the 505 Master Condominium, as established by the Declaration Establishing 505 Master Condominium, of record as Instrument No. 20171218-0128945 and Partial Assignment recorded in Instrument No. 20191002-0100557, said Register's Office. Reference is hereby made to the plat of 505 Master Condominium of record as Exhibit "D" to the Declaration Establishing 505 Master Condominium, for a more complete identification and description of the High Rise Unit of 505 Master Condominium, and the plat of 505 High Rise Condominium of record as Exhibit "D" to the Declaration Establishing 505 High Rise Condominium, for a more complete identification and description of the Unit.

Being the same property conveyed to John T. Garrett and Sandra K. Garrett, husband and wife, by Warranty Deed from 505 Property, LLC, a Delaware limited liability company, of record in Instrument No. 20180813-0079595, in the Register's Office of Davidson County, Tennessee, dated on August 10, 2018 and recorded on August 13, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
8. Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 505 CST, Resubdivision of Lot 90 and Part of Lot 91 on the Plan of the Original Town of Nashville (Not of Record) and the Plat of the Jackson Estate Property being part of Lots 90 and 91 on the Original Plan of Nashville, of Record in Plat Book 843, Page 12, R.O.D.C., as recorded in Instrument No. 20140926-0089008.

10. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 505 Master Condominium of record in Instrument No. 20171218-0128945, as amended by instrument(s) of record in Partial Assignment of Declarant Rights recorded in Instrument No. 20191002-0100557; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

11. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 505 High Rise Condominium of record in Instrument No. 20171218-0128946, as amended by instrument(s) of record in Instrument No. 20181009-0099878, Instrument No. 20191016-0106180 and Instrument No. 20210302-0027008; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

12. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7423, Page 374, Book 8421, Page 587, Book 9208, Page 613 and Instrument No. 20050124-0008719.

13. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants and Easements recorded in Instrument No. 20141114-0105300, as amended in Instrument No. 20171218-0128944.

14. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170504-0044298.

15. Easement for Temporary, recorded in Instrument No. 20070625-0075451.

16. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070919-0111878.

17. Easement for Dedication of Pedestrian Sidewalk, recorded in Instrument No. 20140923-0087004, as amended in Instrument No. 20151231-0131612.

18. Easement for Dedication of Right of Way and Pedestrian Sidewalk, recorded in Instrument No. 20151231-0131613.

19. Memorandum of Development Agreement as set forth in instrument recorded in Instrument No. 20151203-0122108.

20. Memorandum of Parking Lease and License recorded in Instrument No. 20141114-0105301 and Assignment and Assumption of Development Documents recorded in Instrument No. 20151203-0122110 and amendment recorded in Instrument No. 20171218-0128943.

21. Ordinance recorded in Book 10512, Page 464 and Instrument No. 20020626-0076795.

This is improved property known as 515 Church Street 3713, Nashville, TN 37219

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 our hand on the 19th day of October, 2021.

John T. Garrett

Sandra K. Garrett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JOHN T. GARRETT AND SANDRA K. GARRETT, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of October, 2021.

Notary Public

LISA S. ALLARD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission Expires: 2-19-2024

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or 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 October 27, 2021

Affiant
Date: 10/28/21

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 28th day of October, 2021

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024