WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-14498-AP

Karen Johnson Davidson County
Batch# 755129 DEEDWARR
11/15/2021 02:39:30 PM 4 pgs
Fees: $23.00 Taxes: $2,090.50
20211115-0151852

WARRANTY DEED

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $565,000.00.

Affiant

Subscribed and sworn to me on November 5, 2021.

NOTARY PUBLIC

My Commission Expires: 11/6/24

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael Scott Yewdell 306B Lutie Street Nashville, TN 37210	New Owner	119-05-0D-002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WOODPLEX GP**, a Tennessee general partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **MICHAEL SCOTT YEWDELL,** an unmarried man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto

This property is also known as improved property located at 306B Lutie Street.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is 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 GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 5 day of November, 2021.

GRANTOR:

WOODPLEX GP, a Tennessee
general partnership

By: William F. Snyder
Its: Partnership Representative

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared William F. Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Partnership Representative of WOODPLEX GP, a Tennessee general partnership, the within named bargainor, and that he as such Partnership Representative executed the foregoing instrument for the purposes therein contained, by signing the name of WOODPLEX GP, a Tennessee general partnership, by himself as said Partnership Representative.

Witness my hand and official seal in Nashville, Tennessee on November 5, 2021.

Notary Public

My Commission Expires: 5/22/23

TRACI NEWBY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B of 306 Lutie Cottages, a Horizontal Property Regime with Private Elements, as shown on the site plan attached as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for 306 Lutie Cottages, a Horizontal Property Regime with Private Elements of record as Instrument No. 20201028-0125380, in the Register's Office for Davidson County, Tennessee, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declaration.

Being a portion of the same property conveyed to Woodplex GP, by Warranty Deed from Elam's Housing Rentals, LLC, a Tennessee limited liability company, dated October 9, 2020 and recorded October 14, 2020, in Instrument No. 20201014-0119233, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. **2021 property taxes which have been prorated by the parties and assumed by the Grantee.**
2. **Charter for 306 Lutie Cottages Homeowners Association, Inc. of record in Instrument No. 20201023-0123347, Register's Office for Davidson County, Tennessee.**
3. **Declaration of Covenants, Conditions, and Restrictions for 306 Lutie Cottages, a Horizontal Property Regime with Private Elements, including but not limited to, easements, assessments, special assessments, charges and liens, contained in an Instrument of record in Instrument No. 20201028-0125380, Register's Office for Davidson County, Tennessee.**
4. **Subordination Agreement between FirstBank, a Tennessee banking corporation, successor-by-merger to Franklin Synergy Bank, and Woodplex, GP, a Tennessee general partnership, dated November 2, 2020, recorded November 5, 2020 in Instrument No. 20201105-0129599, Register's Office for Davidson County, Tennessee.**
5. **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.**

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/5/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 11/05/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 **day of** November, **2**021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM