WARRANTY DEED

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

O-WG-21-100-8

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 757059 DEEDWARR
11/17/2021 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,085.95
20211117-0153060

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joyce H. Nunes and Tony Nunes, III	American Pacific Mortgage	
(NAME) **100 Thompson Lane Unit #8**	(NAME) 3000 Lava Ridge Court, Ste 200 Roseville, CA 95661	**119-10-0B-037.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(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, **100 THOMPSON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOYCE H. NUNES AND TONY NUNES, III, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY,** 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 37, 100 Thompson, a Horizontal Property Regime, Planned Unit Development as shown in the Declaration of Covenants Conditions and Restrictions for 100 Thompson, a Horizontal Property Regime, Planned Unit Development, of record in Instrument Number 20180207-0012545, as amended in Instrument Number 20180412-0034489, amended and restated in Instrument Number 20181207-0119643, as amended in Instrument Number 20190416-0034865, second amendment in Instrument Number 20200114-0004976, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 100 Thompson, LLC, a Tennessee limited liability company by Quitclaim Deed For Combining Property Into One Map And Parcel Number from 100 Thompson, LLC, a Tennessee limited liability company of record in Instrument No. 20171107-0114433, Register's Office for Davidson County, Tennessee, dated October 27, 2017, and recorded on November 07, 2017. Also see Deed of Correction recorded in Instrument No. 20171114-0116887, recorded on November 14, 2017.and Scriveners Affidavit by Instrument recorded on March 14, 2019, in Instrument No. 20190314-0023430,

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180207-0012545, as amended in Instrument Number 20180412-0034489, amended and restated in Instrument Number 20181207-0119643, as amended in Instrument Number 20190416-0034865, second amendment in Instrument Number 20200114-0004976, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter for HOA of record in Instrument Number 20180125-0008084, in the Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for The Master Regime for 100 Thompson of record in Instrument Number 20190416-0034867, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170720-0073444, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20171117-0118389, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20200519-0051618, in the Register's Office for

Davidson County, Tennessee.

- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **100 Thompson Lane Unit #8, Nashville, Tennessee 37211.**

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 9 DAY OF NOVEMBER, 2021.

100 Thompson, LLC, a Tennessee limited liability company

BY: _____
William F. Snyder
Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM F. SNYDER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED REPRESENTATIVE of 100 THOMPSON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED REPRESENTATIVE executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of November, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11-9-21.

Affiant Signature

11-12-21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 12 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY