WARRANTY DEED

Karen Johnson Davidson County
Batch# 767619 **DEEDWARR**
12/03/2021 03:29:34 PM 2 pgs
Fees: $13.00 Taxes: $1,162.36

20211203-0161002

DM-SB-AP-21-963

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher L. McKinnie	**Land Home Financial Services**	
(NAME)	(NAME)	**69-6-B-38.00CO**
963 Ashland Place Dr	**1355 Willow Way Suite 250**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Concord, CA 94520**	
(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, **RWA/ ASHLAND PLACE, 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 **CHRISTOPHER L. MCKINNIE, A SINGLE MAN,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 32 of Ashland Place Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Ashland Place Townhomes, a Horizontal Property Regime, of record in Instrument No. 20160826-0089473 and Amendment recorded in Instrument No(s). 20161021-0111700 and 20180530-0051597 and Supplemental Declaration recorded in Instrument No. 20190507-0042739 and Corrected Supplemental Declaration recorded in Instrument No. 20190619-0059213, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to RWA/Ashland Place LLC, a Tennessee limited liability company, by Quitclaim Deed from Omega Properties, LLC, a Tennessee limited liability company, recorded August 26, 2016 in Instrument No. 20160826-0089471, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160826-0089473 and amendment recorded in Instrument No(s). 20161021-0111700 and 20180530-0051597 and Supplemental Declaration recorded in Instrument No. 20190507-0042739 and Corrected Supplemental Declaration recorded in Instrument No. 20190619-0059213.

- Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6785, Page 153.

- Easement for Water Mains and Appurtenances, recorded in Book 6910, Page 562.

- Easement for Right of Way, recorded in Book 6570, Page 248 and reformed by Order and Judgment of record in Book 8045, Page 982 and Instrument No. 20190628-0062921.

- Charter of HOA of record in Instrument No. 20160829-0090165.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160609-0058481.

- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070302-0025691.

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

This is **improved** property known as: **963 Ashland Place Dr, Nashville, Tennessee 37218**.

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 30th DAY OF NOVEMBER, 2021.

RWA/ Ashland Place, LLC

BY: _____, authorized agt
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 AGENT of RWA/ ASHLAND PLACE, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of November, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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