Karen Johnson Davidson County
Batch# 777940 DEEDWARR
12/22/2021 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,137.75
20211222-0168831

STATE OF Tennessee }
COUNTY OF Wilson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,500.00

Kayla Carter
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16 DAY OF December, 2021.

NOTARY PUBLIC
My Commission expires: _____

CHARLOTTE THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-2-2025

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21100034

Address of New Owner
Matthew Campagni and
Taylor Redden
2115 Yeaman Place, Unit 226
Nashville, TN 37206

Send Tax Bills To:
Same

Tax Information:
082-15-0A-035.00 CO

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Micah Cantrell, a single man,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Matthew Campagni, a married man and Taylor Redden, a single man,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 226 and Parking Space 116 Upper, 5th and Main Condominiums, as established under Master Deed of record in Instrument No. 20060630-0078751, amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827 and 20120409-0030284, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Micah Cantrell, a single man, by Warranty Deed from Rebekah Boyd, a single person, dated 07/03/2019 and recorded on 07/03/2019 in Instrument No. 20190703-0065395, Register's Office for Davidson County, Tennessee.

This is property generally located:
2115 Yeaman Place, Unit 226, Nashville, TN 37206

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantor(s).
2. Master Deed and By-Laws of record as Instrument No. 20060630-0078751, and amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032, 20140804-0069914, and 20161222-0134731, and Attorney's Certificate of record as Instrument No. 20060630-0078752, Register's Office for said County.
3. Quitclaim and Assignment of Declarant's Rights of record as Instrument No. 20110304-0017580, Register's Office for said County.
4. Grant of Utility Line Easement conveyed unto Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said government of record as Instrument No. 20150130-0008966, Register's Office for said County.

5. Easement conveyed unto Comcast of Nashville of record as Instrument No. 20130726-0077475, Register's Office for said County.
6. Grant of Utility Line Easement conveyed unto Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said government of record as Instrument No. 20070228-0024576, Register's Office for said County.
7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances conveyed unto Metropolitan Government of Nashville and Davidson County of record as Instrument No. 20050623-0072133, and Instrument No. 20050623-0072134, Register's Office for said County.
8. Restrictive Covenants of record in Book 10078, Page 364, Book 10169, Page 1, and Book 11625, Page 241, Register's Office for said County.
9. Restrictions as set out in Quitclaim Deed of record as Instrument No. 20060630-0078750, Register's Office for said County.
10. Stormwater Detention Agreement of record as Instrument No. 20050623-0072082, Register's Office for said County.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Micah Cantrell** has/have caused this instrument to be executed, this the 15 day of December, 2021.

Micah Cantrell

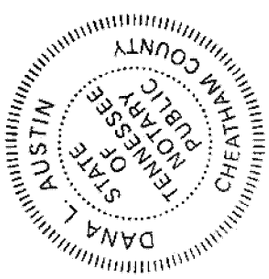
STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Micah Cantrell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 15 day of Dec, 2021.

My commission Expires: 8.27.22

NOTARY PUBLIC



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 12/15/21.

Affiant Signature

12/16/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/16/21.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON