WARRANTY DEED

Karen Johnson Davidson County
Batch# 779147 DEEDWARR
12/23/2021 09:53:59 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20211223-0169649

File #21-0510-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: APRIL 23, 2025
(AFFIX SEAL)

JOSEPH M. BARRETT
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 04-23-2025
DICKSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Southerland Properties, LLC and Peartree Properties, LLC	**New Owners**	
(NAME)	(NAME)	**093-01-0A-184.00-CO**
510 Gay St., Unit 514	**670 Southerland Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	**Dickson, TN 37055**	
(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, **BRIAN S. GOOD, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SOUTHERLAND PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A ONE-HALF (1/2) UNDIVIDED INTEREST AND PEARTREE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A ONE-HALF (1/2) UNDIVIDED INTEREST, AS TENANTS IN COMMON** 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 No. 514, on the Plan of Capitol Towers, according to the Master Deed of record in Book 8607, Page 417, as amended in Book 11072, Page 626, 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 the same property conveyed to Brian S. Good, unmarried by Warranty deed from Capitol Towers, LTD, a Tennessee Limited Partnership of record in Instrument No. 20000927-0095663 Register's Office for Davidson County, Tennessee, dated September 27, 2000 and recorded on September 27, 2000.

This conveyance is subject to:
*Taxes for the year 2021, a lien due and payable, but not delinquent.
* Subject to all matters shown on the Plan of record in Plat Book 2663, Pages 120 and 121, Plat Book 7900, Page 345 as amended in Plat Book 9700, Page 682, Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 2375, Page 473, as amended in Instrument No. 20070122-0008939, Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
* Restrictions of record in Book 2735, Page 473, and Book 2883, Page 312, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
* The premises herein insured is a condominium apartment established pursuant to the provisions of the

Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Capitol Towers of record in Book 8607, Page 417, as amended in Book 11072, page 626, Register's Office for Davidson County, Tennessee.
* Charter of Capitol Towers Condominium Association, Inc. of record in Book 8607, Page 440 and Book 8608, page 843, Register's Office for Davidson County, Tennessee.
* By-Laws of Capitol Towers Condominium Association, Inc. of record in Book 8607, Page 445, in the Register's Office for Davidson County, Tennessee.
* Subject to all matters shown on the Plan attached as Exhibit "D" to the Master Deed for Capitol Towers of record in Book 8607, Page 417, Register's Office for Davidson County, Tennessee.
* Short Form Lease of record in Book 8607, Page 469 and 8607, Page 414, in the Register's Office for Davidson County, Tennessee.
* Collateral Assignment of Subleases, Assessments and Liens of record in Book 8607, Page 472, in the Register's Office for Davidson County, Tennessee.
* Quitclaim Deed of record in Book 8710, Page 734, in the Register's Office for Davidson County, Tennessee.
* Grant of Easement of record in Instrument Number 20130517-0050049, in the Register's Office for Davidson County, Tennessee.
* Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
* 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 ____ **unimproved** __X___ **improved** property known as: **510 Gay Street, Unit 514, 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 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 22nd day of December, 2021.

Brian S. Good

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of December, 2021, before me personally appeared Brian S. Good, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of December, 2021.

Notary Signature
My commission expires:

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204