Karen Johnson Davidson County
Batch# 787903 **DEEDWARR**
01/12/2022 08:33:11 AM 2 pgs
Fees: $13.00 Taxes: $1,084.10

20220112-0003857

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $293,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th day of January, 2022.

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
	New Owner	
Jacob R. Paine		093-05-2B-014.00-CO
(NAME)	(NAME)	
700 Church Street #306		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jacob R. Addis, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jacob R. Paine , unmarried**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 306 of Bennie Dillon, A Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Bennie Dillon, A Condominium of record in Instrument Number 20051215-0150617; Attorney's Certificate recorded in Instrument No. 20051215-0150619 and Amendment recorded in Instrument No. 20060801-0093636, Instrument No. 20110513-0036910, Instrument No. 20120927-0087986, Instrument No. 20121217-0116226, Instrument No. 20181211-0120581, Instrument No. 20200909-0102595 and Consent recorded in Instrument No. 20110725-0056667, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jacob R. Addis, unmarried, by Warranty Deed from Matthew Elias Koch, Unmarried, of record in Instrument No. 20161012-0107848, in the Register's Office of Davidson County, Tennessee, dated October 07, 2016 and recorded on October 12, 2016.

This property is __unimproved _X_improved property known as: 700 Church Street #306, Nashville, TN 37203.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 4th day of January, 2022.

Jacob R. Addis

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacob R. Addis, the herein bargainor, 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.

Witness my hand and official seal, this the 4th day of January, 2022.

Notary Public
My Commission Expires:

