BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 793825 DEEDWARR
01/21/2022 11:01:57 AM 2 pgs
Fees: $13.00 Taxes: $2,275.50

20220121-0008076

File #22-0612-213-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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)
APG Rentals, LLC	**Same as New Owner**	
(NAME)	(NAME)	
PO Box 50		**092-07-0I-213.00-CO**
(ADDRESS)	(ADDRESS)	
Dudley, MO 63936		
(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, **MARK MILLER, A SINGLE MAN** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **APG RENTALS, LLC, A MISSOURI LIMITED LIABILITY COMPANY** 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. 213, The 1865, A Condominium, and described in a Declaration Establishing The 1865, A Condominium, of record in Instrument No. 20190314-0023483 and amended in Instrument Numbers 20190712-0068003, 20191007-0102697, and 20191010-0104084, Register's Office for said county, to which reference is hereby made for a complete description of said Unit.

Being the same property conveyed to Mark Miller, A Single man by Warranty deed from The 1865 Condominium, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20200114-0005104 Register's Office for Davidson County, Tennessee, dated January 13, 2020 and recorded on January 14, 2020.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record in Plat Book 161, Page 66, Register's Office for Davidson County, Tennessee.
* Subdivision restrictions, building lines and easements of record in Instrument Nos. 20040929-0117201, 20160914-0096846, in the Register's Office of Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument Number 20190314-0023483, amended in Instrument Nos. 20190712-0068003, 20191007-0102697 and 20191010-0104084, Register's Office for Davidson County, Tennessee.
* Declaration of Covenants, Conditions and Restrictions and Covenants for Stormwater Facilities and Systems, of record at Instrument No. 20180228-0018696, in the aforesaid Register's Office.
* Easement(s) of record in Book 1755, Page 4 in the aforesaid Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **612 21st Avenue N, #213, Nashville, TN 37203**.

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 20th day of January, 2022.

Mark Miller by Megan Paulus, his Attorney-in-Fact

Mark Miller by Megan Paulus, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGAN PAULUS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARK MILLER, and who acknowledged he/she/they executed the same as the free act and deed of the said MARK MILLER.

Witness my hand, at office, this 20th day of January, 2022.

Notary Signature
My commission expires:

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2026

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