Ortale Kelley Law Firm
330 Commerce Street, Suite 11(
Nashville, TN 37201

12:12 to:

Karen Johnson Davidson County
Batch# 812574 DEEDWARR
02/28/2022 01:52:56 PM 2 pgs
Fees: $13.00 Taxes: $3,644.50

20220228-0022519

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $985,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of February, 2022.

Notary Public

My commission expires: 4-19-2025

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael B. Bradley and Julie L. Bradley	**New Owner**	**104-15-0M-024.00CO**
552 Little Channing Way		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Linden Row Residential LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael B. Bradley and Julie L. Bradley, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 557 on the Plan of Linden Row, a Horizontal Property Regime With Private Elements of record in the Exhibit in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20190320-0025436, amended in Instrument No. 20190625-0061324, amended and restated in Instrument No. 20200928-0111136, 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 part of the same property conveyed to Linden Row Residential, LLC, a Delaware limited liability company, by Special Warranty Deed, from The Catholic Diocese of Nashville, of record in Instrument No. 20180725-0072484, dated July 17, 2018, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 332, Page 56, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20190320-0025436, amended in Instrument No. 20190625-0061324, amended and restated in Instrument No. 20200928-0111136 and amended in Instrument No. 20210513-0064958, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Right of Way of record in Instrument No. 20190228-0018364, in the Register's Office for Davidson County, Tennessee.
Restriction for Storm Water Facilities and Systems of record in Instrument No. 20190430-0040060, in the Register's Office for Davidson County, Tennessee.
Notice of Completion of record in Instrument No. 20201214-0147343, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 552 Little Channing Way, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 25th day of February, 2022.

Linden Row Residential LLC, a Delaware Limited Liability Company

By: _____
Steve Armistead, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Russell J. McCann of the state and county mentioned, personally appeared Steve Armistead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Linden Row Residential LLC, the within named bargainor, a Limited Liability Company, and that such Steve Armistead as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Brentwood this 25th day of February, 2022.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

RUSSELL J. MCCANN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06 14/25
COUNTY OF WILLIAMSON

File #: 22-2
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027