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

Karen Johnson Davidson County
Batch# 813908 DEEDWARR
03/02/2022 01:34:50 PM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20220302-0023779

WARRANTY DEED

Chapman and Rosenthal Title Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,300,000.00**

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2022.

Notary Public

My commission expires:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael Bird and Nicole Bird	Bird	**Map 081-12-0-4A Parcel 005.00**
1333 7th Avenue N.	757 Sinclair Cirle	
Nashville, TN 37208	Brentwood, TN 37027	

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

Clayton H. Jones, unmarried

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

Michael Bird and Nicole Bird, 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. E on the Plan for 7th & Taylor, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 7th & Taylor, of record in Instrument No. 20160809-0082944, Scrivener's Affidavit of record in Instrument No. 20211123-0155073, and amendment of Declarations of record in Instrument No. 20180815-0080901, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan for 7th & Taylor, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20160809-0082944, Scrivener's Affidavit of record in Instrument No. 20211123-0155073, and amendment of Declarations of record in Instrument No. 20180815-0080901, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Clayton H. Jones, by Warranty Deed dated February 19, 2019 from 7th and Taylor LLC, a Tennessee limited liability company, of record in instrument No. 20190221-0015686, Register's Office of Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as shown on Exhibit "C" of the Declaration of Covenants, Conditions & Restrictions for 7th & Taylor, of record in Instrument No. 20160809-0082944, Scrivener's Affidavit of record in Instrument No. 20211123-0155073, and Amendment of Declarations of record in Instrument No. 20180815-0080901, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 9183, Page 130, and amended in Book 11625, Page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714, and Instrument No. 20130903-0092717, Register's Office for Davidson County, Tennessee. 3) Agreement for Grant of Easement of record in Instrument No. 20120424-0034833, amended in Instrument No. 20160715-0073051, said Register's Office. 4) Agreement to Dedication of Easement and/or Public Street Right of Way, as of record in Instrument No. 20160727-0077352, said Register's Office. 5) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, as of record in Instrument No. 20160728-0077690, said Register's Office. 6) Grant of Easement by and between Comcast of Nashville I, LLC and 7th & Taylor, LLC, of record in Instrument No. 20170921-0097006, said Register's Office. 7) Subject to the rights of others in and to the common areas and/or elements. 8) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **1333 7th Avenue N., Nashville, TN 37208**

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 **28th** day of **February, 2022.**

Clayton H. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Clayton H. Jones,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **February, 2022.**

Notary Public

My Commission Expires: 9/8/25

