THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 22-3453
Parcel ID: 093-09-0C-045.00

Property Address:
1212 Laurel Street, 703, Nashville, TN 37203

Karen Johnson Davidson County
Batch# 815430 DEEDWARR
03/04/2022 10:01:30 AM 4 pgs
Fees: $23.00 Taxes: $2,956.30
20220304-0024843

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Weber Bros Homes TN, LLC
4277 Murfreesboro Rd
Franklin, TN 37067

Address of New Owner:
Weber Bros Homes TN, LLC
4277 Murfreesboro Rd
Franklin, TN 37067

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **KEVIN PATRICK MURRAY, II and AUDREY IRENE SWIATKOWSKI, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **WEBER BROS HOMES TN, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit 703 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws 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 Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to KEVIN PATRICK MURRAY, II, an unmarried man and AUDREY IRENE SWIATKOWSKI, an unmarried woman, as joint tenants with the right of survivorship by Deed dated February 16, 2021 from MARK J.E. GLINSKI, an unmarried man, recorded February 22, 2021, in Instrument Number 20210222-0020662, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1212 Laurel Street, #703, Nashville, TN 37203.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2022 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Instrument No. 20120216-0013756, Register's Office for Davidson County, Tennessee.

3. Right-of-way easement granted to State of Tennessee as contained in Book 4318, page 544, Register's Office for Davidson County, Tennessee.

4. Final Consent Judgment conveying property to State of Tennessee for the construction of a controlled access highway of record in Book 4370, page 916 and Book 4395, page 715, Register's Office for Davidson County, Tennessee

5. Declaration of Easements and Restrictive Covenants of record in Instrument No. 20121227-0119217, Register's Office for Davidson County, Tennessee.

6. Declaration of Easements and Restrictive Covenants for Stormwater Facilities as contained in Instrument No. 20130122-0006827, Register's Office for Davidson County, Tennessee.

7. Right-of-way easement granted to Comcast of Nashville I, LLC as contained in Instrument No. 20140328-0025601 and Instrument No. 20140924-0087646, Register's Office for Davidson County, Tennessee.

8. Charter for Homeowners Association of record in Instrument No. 20140627-0056540, Register's Office for Davidson County, Tennessee.

9. Declaration of Covenants, Conditions and Restrictions of record in Book 10965, page 404, Book 11625, page 252, Instrument No. 20020715-0084598, Instrument No. 20131231-0131305, Instrument No. 20140718-0063781 and Instrument No. 20191230-0134559, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 22 day of February, 2022.

KEVIN PATRICK MURRAY, II

AUDREY IRENE SWIATKOWSKI

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **KEVIN PATRICK MURRAY, II and AUDREY IRENE SWIATKOWSKI,** with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 22 day of February, 2022.

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $799,000.00.

Affiant

SWORN TO and subscribed before me on this 22 day of February, 2022.

Notary Public

My Commission Expires:
6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202203040024843

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized Custodian of the original version, of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated to law on 2-22-2022 (date of document).

Affiant Signature

2-22-2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 22nd day of February, 2022

Notary Public

COMMISSION EXPIRES: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY