Karen Johnson Davidson County
Batch# 820244 DEEDWARR
03/11/2022 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220311-0028562

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF ~~February~~ MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CLOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

File #22-KA-0800-307

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)
Nicola L. Jones	**JPMorgan Chase Bank, N.A.**	
(NAME)	(NAME)	
800 Woodland Street, #307	**JP Morgan Chase Bank, NA, 3415 Vision Drive**	**082-16-0E-028-00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Columbus, OH 43219**	
(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, **AARON LOGAN SMITH, AN UNMARRIED MAN AND WILLIAM SAWYER, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICOLA L. JONES, A SINGLE PERSON** 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. 307, together with parking space #8 and the appurtenant interest in the common elements of City View Lofts Condominiums, a horizontal property regime established by Master Deed, recorded as Instrument No. 20020905-0107488, as amended in Instrument no. 20030826-0123605, said Unit being depicted on the Condominium site plan attached as Exhibit "D" to the aforementioned Master Deed and being Located upon Lot No. 1 on the Plan of City View Lofts recorded as Instrument No. 20020828-0104026, register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Aaron Logan Smith, an unmarried man, and William Sawyer, an unmarried man, as Tenants in Common with the Right of Survivorship by Warranty deed from Jonathan M. League, unmarried man of record in Instrument No. 20210929-0130658 Register's Office for Davidson County, Tennessee, dated September 27, 2021 and recorded on September 29, 2021.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record as Instrument Number 20020828-0104026, Register's Office of Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument Number 20020905-0107488, Instrument No. 20030826-0123605 and Instrument No. 20110321-0021996, Register's Office for Davidson County, Tennessee.
* Charter of HOA of record in Instrument Number 20041014-0124079, in the Register's Office for Davidson County, Tennessee.
* Charter of City View Lofts LLC Homeowners Association of record in Book 2480, Page 90, in the Register's Office for Davidson County, Tennessee.
* Restrictive Covenants of record as Instrument Number 20010529-0055279, Instrument No. 20010529-0055280 and Instrument No. 20020905-0107487 in the Register's Office for Davidson County, Tennessee.

* Approval of development plan of record in Instrument Number 20030826-0123606, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **800 Woodland Street, #307, Nashville, TN 37206**.

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 28th day of February, 2022.

Aaron Logan Smith

William Sawyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Aaron Logan Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of February, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared William Sawyer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of February, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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

True Copy Certification

I, **Kaz Arbogast,** do hereby make oath that I am a licensed attorney and/or the 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 according to law on this the 2nd day of March, 2022.

Affiant Signature
Date 03/02/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2nd day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024