Karen Johnson Davidson County
Batch# 828470 DEEDWARR
03/25/2022 09:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20220325-0034552

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Company, Inc. File No. 36937-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Mary A. Hackett Affiant Subscribed and sworn to before me this 1st day of March, 2022. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary A. Hackett 1125 10th Avenue North Unit 316 Nashville, TN 37208	First Community Mortgage 262 Robert Rose Drive Suite 200 Murfreesboro, TN 37129	Map and Parcel No.: 081 16 2B 316.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Allwine, a single man ("Grantor")** has this day bargained and sold, and does hereby transfer and convey to **Mary A. Hackett, unmarried woman ("Grantee")**, her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1125 10th Avenue North, Unit 316, Nashville, Davidson County, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, made effective as of the 17th day of March, 2022.

GRANTOR:

Michael Allwine

STATE OF ARKANSAS

COUNTY OF Pulaski

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Allwine, 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, at office, this 16th day of March, 2022.

Notary Public
My Commission Expires: 4-1-2025

CAROL WILSON
COMM. #12403731
Notary Public - Arkansas
Pulaski County
My Comm. Expires Apr. 1, 2025

EXHIBIT "A"

Being land in Davidson County, Tennessee, being Unit No. 316, of Ludlow Flats, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Ludlow Flats, of record in Instrument Number 20190918-0094881, and amended in Instrument Number 20191009-0103618, Instrument Number 20191011-0104471 and by First Amendment to Declaration recorded as Instrument No. 20201208-0142244; Second Amendment to Declaration recorded as Instrument No. 20210412-0048609; Third Amendment to Declaration recorded as Instrument No. 20210427-0056048, and Fourth Amendment to Declaration recorded as Instrument No. 20210607-0075890, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements 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.

Together with the special rights to use the limited common elements as set out in Article II, as Amended in Instrument Number 20201208-0142244 of the Declaration of Ludlow Flats and certain parking space number 30.

Being the same property conveyed to Michael Stephen Allwine, by Warranty Deed from Lflats, LLC, a Tennessee limited liability company, of record in Instrument No. 20211025-0143273, in the Register's Office for Davidson County, Tennessee, dated October 22, 2021 and recorded on October 25, 2021.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2022 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of McGavock's Town North Nashville, as recorded in Plat Book 21, Page(s) 23.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190918-0094881, Scrivener's Affidavit recorded in Instrument No. 20191009-0103618 and Instrument No. 20191011-0104471 and amended in Instrument Nos. 20201208-0142244, 20210412-0048609, 20210427-0056048 and 20210607-0075890.
4. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20181218-0122894.
5. Easement for Sanitary and/or Storm Sewers, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20181227-0125666.
6. Easement for Public Right-of-Way, recorded in Instrument No. 20190107-0001629, Instrument No. 20190107-0001630 and Instrument No. 20190107-0001631.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 3/16/22

GEORGE E. MUDTER, JR.
Dated 3/16/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 3/16/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

