G#35623-2 BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 828521 **DEEDWARR**
03/25/2022 10:08:26 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20220325-0034609

G-VRES-22-1212-1305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Katherine Walsh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 12/14/24
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katherine Walsh	First Horizon Bank	
(NAME)	(NAME)	**093-09-0C-137.00-CO**
1212 Laurel Street #1305	165 Madison Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Memphis, TN 38103	
(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, **E. WAYNE BONNER AND CHARLENE P. BONNER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE WALSH, AN UNMARRIED WOMAN,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit 1305 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 E. Wayne Bonner and Charlene P. Bonner, husband and wife by Warranty deed from Laurel Property, LLC, a Delaware Limited Liability Company of record in Instrument No. 20150831-0088237 Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on August 31, 2015.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20120216-0013756, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140718-0063781, amended in Instrument No. 20160614-0060193, Second Amendment Instrument No. 20191230-0134559, , Register's Office for Davidson County, Tennessee.
- Charter of Twelve Twelve Condominium Association, Inc. of record in Instrument No. 20140627-0056540, Register's Office for Davidson County, Tennessee.
- Easement to the State of Tennessee of record in Book 4318, Page 544, Register's Office for Davidson County, Tennessee.
- Bill No. 084-571 closing Alley No. 234 extending from 12th Ave S westerly to the easterly margin of Interstate 40 retains easements to the Metropolitan Government of Nashville and Davidson County, Tennessee.
- Final Consent Judgment conveying property to the 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.
- Arts Center Redevelopment Plan restrictive covenants of record in Book 10965, Page 404, amended in Book 11625, Page 252 and amended in Instrument No. 20020715-0084598, Register's Office for Davidson County, Tennessee.

- Arts Center Redevelopment Plan in Ordinance # 98-1188, Amendment No. 1 as Ordinance #99-1761 and Amendment No 2 as Ordinance No. BL 2002-1063, Metropolitan Clerk's Office for Davidson County, Tennessee.
- The plat of survey by Cherry Land Surveying, Inc., dated December 11, 2012 shows an NES Easement in the southeast portion of property.
- Declaration of Easements and Restrictive Covenants of record in Instrument No 20121227-0119217, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130122-0006827, Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140328-0025601 and Instrument No 20140924-0087646, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20131231-0131305 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 **improved** property known as: **1212 Laurel Street #1305, Nashville, Tennessee 37203**.

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 _____ DAY OF MARCH, 2022.

E. Wayne Bonner

Charlene P. Bonner

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. WAYNE BONNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of March, 2022.

Rachel Coffey
Notary Public
My Commission Expires: 4-26-2025
(SEAL)

RACHEL COFFEY NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES 04-26-2025

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLENE P. BONNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of March, 2022.

Rachel Coffey
Notary Public
My Commission Expires: 4-26-2025
(SEAL)

RACHEL COFFEY NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES 04-26-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212