Karen Johnson Davidson County
Batch# 829462 DEEDWARR
03/28/2022 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,708.77
20220328-0035347

WARRANTY DEED

O-BMR-22-65-303

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $732,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

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)
James A. Walker and Sara E. Walker	Mortgage Investors Group	
(NAME)	(NAME)	
65 Lindsley Ave #303	8320 East Walker Springs Lane Suite 200	093-11-0H-016.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Knoxville, TN 37923	
(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, **JON RICKETTS AND JULIE RICKETTS, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES A. WALKER AND SARA E. WALKER, HUSBAND AND WIFE**, 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 unit located in Davidson County, Tennessee, being known and designated as Unit No. 303 of Muse, a Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development, a Horizontal Property Regime, of record in Instrument No.20200123-0008592, as amended in Instrument No. 20211001-0132086, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit"B" to said Declaration; with percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jon Ricketts and Julie Rickets, husband and wife by Warranty deed from Muse Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20220202-0012387 Register's Office for Davidson County, Tennessee, dated January 28, 2022 and recorded on February 2, 2022.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5210, Page 360 and on Plat Book 21, page 25, Register's Office for 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 20200123-0008592 and Instrument No. 20211001-0132086, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Articles of Incorporation of Muse Owners Association, Inc of record in Instrument Number 20200123-0008589, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20200127-0009426, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20200414-0038843, in the Register's Office for Davidson County, Tennessee.
- Rutledge Hill Redevelopment Plan recorded in Book 7084, page 983, in the Register's Office of Davidson County, Tennessee.
- Facade Guidelines recorded in Book 7631, page 606, in the Register's Office of Davidson County, Tennessee.
- Ordinance No. 097-755 recorded in Book 10512, page 464, Ordinance No. 097-754 recorded in Book 10512, page 477, Ordinance No. BL2013-377 recorded in Instrument No. 20130903-0092714 and Ordinance

No. BL2005-875 recorded in Instrument No. 20130903-0092716, in the Register's Office of Davidson County, Tennessee.
- Easement retained in Metro Council Ordinance No. BL2015-1621.
- Grant of Easement of record in Instrument Number 20210802-0103594, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown on survey prepared by Brian M. Reifschneider, Blue Ridge Surveying Services, dated December 29, 2018.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **65 Lindsley Ave #303, Nashville, Tennessee 37210**.

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 9 DAY OF MARCH, 2022.

Jon Ricketts

Julie Ricketts

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JON RICKETTS, 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 9th of March, 2022.

Notary Public
My Commission Expires: 7/26/2023
(SEAL)

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE RICKETTS, 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 9th of March, 2022.

Notary Public
My Commission Expires: 7/26/2023
(SEAL)

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 03/21/2022 ____ (date of document).

Affiant Signature

03/21/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025