WARRANTY DEED

Karen Johnson Davidson County
Batch# 842253 DEEDWARR
04/19/2022 03:12:02 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20220419-0045214

G-BMR-22-962

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2022.

FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(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)
Gary Patrick Mason and Silvia Christine Mason	**Wilson Bank & Trust**	
(NAME) **2056 W 236th St.**	(NAME) **207 Legends Dr.**	**082-14-0A-101.00-CO**
(ADDRESS) **Torrance, CA 90501**	(ADDRESS) **Lebanon, TN 37087**	
(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, **TIMOTHY CONNER BLAND AND WIFE, KAITLYN MICHELLE BLAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARY PATRICK MASON AND SILVIA CHRISTINE MASON, 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 condominium located in Davidson County, Tennessee, being Unit No. 962 of Riverfront Condominiums, 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 Master Deed establishing Riverfront Condominiums of record in Instrument Number 20051221-0153160, as amended in Instrument No. 20051228-0155671 and further amended in Instrument No. 200605180058640, 20101129-0094655 and 20150402-0029055,in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws 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 "E" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Timothy Conner Bland and wife, Kaitlyn M. Bland by Warranty deed from David Catterton, unmarried and Charles Marion Catterton, married of record in Instrument No. 20180711-0067149 Register's Office for Davidson County, Tennessee, dated July 02, 2018 and recorded on July 11, 2018.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051221-0153160, First Amendment in Instrument No. 20051228-0155671, Second Amendment in Instrument No. 20060518-0058640 and in Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20090109-0002382, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument No. 20051216-0151344, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas of record in Instrument No. 20061229-0161139, in the Register's Office for Davidson County, Tennessee.
- TVA Easement of record in Book 2303, Page 437, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement(s) of record in Book 2098, Page 166, Book 1112, Page 881 and Book 7228, Page 400, in the Register's Office for Davidson County, Tennessee.
- Nashville Gas Easement of record in Book 2199, Page 537, in the Register's Office for Davidson County, Tennessee.

- Grant of Easement of record in Instrument Number 20160301-0019392, 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: **962 1st Ave N, Nashville, Tennessee 37201**.

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 15th DAY OF APRIL, 2022.

Timothy Conner Bland

Kaitlyn Michelle Bland

STATE OF Indiana
COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY CONNER BLAND, 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 14th of April, 2022.

Notary Public
My Commission Expires: 1/18/2025
(SEAL)

MARK ULBRICH
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0695554
My Commission Expires Jan 18, 2025

STATE OF Indiana
COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAITLYN MICHELLE BLAND, 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 14th of April, 2022.

Notary Public
My Commission Expires: 1/18/2025
(SEAL)

MARK ULBRICH
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0695554
My Commission Expires Jan 18, 2025

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