WARRANTY DEED

Karen Johnson Davidson County
Batch# 850320 DEEDWARR
05/04/2022 12:35:04 PM 2 pgs
Fees: $13.00 Taxes: $4,403.00

20220504-0051663

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $1,190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May 2022.

Notary Public

MY COMMISSION EXPIRES: 2/18/2026

(AFFIX SEAL)

ANGELA M. TITUS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 First Avenue South Suite 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffery D. Burkart d/b/a JB Investments	New Owner	093-06-1M-107.00 CO
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, **Stephen D. Cline**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jeffery D. Burkart d/b/a JB Investments,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 3708, of 505 High Rise Condominium (the "Units") described in the Declaration Establishing 505 High Rise Condominium of record as Instrument No. 20171218-0128946 and amended in Instrument No. 20181009-0099878 and amended in Instrument No. 20191016-0106180 and amended in Instrument No. 20210302-0027008, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each of the Units as set forth in Exhibit "E" of the Declaration Establishing 505 High Rise Condominium. The 505 High Rise Condominium constitutes the High Rise Unit in the 505 Master Condominium, as established by the Declaration Establishing 505 Master Condominium, of record as Instrument 20171218-0128945, said Register's Office. Reference is hereby made to the plat of 505 Master Condominium of record as Exhibit "D" to the Declaration Establishing 505 Master Condominium, for a more complete identification and description of the High Rise Unit of 505 Master Condominium, and the plat of 505 High Rise Condominium of record as Exhibit "D" to the Declaration Establishing 505 High Rise Condominium, for a more complete identification and description of the Units.

Being the same property conveyed to STEPHEN D. CLINE AND BEVERLY J. CLINE, HUSBAND AND WIFE, by deed from 505 PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180504-0042905, dated May 3, 2018, said Register's Office. Being further conveyed to STEPHEN D. CLINE, by quitclaim deed from BEVERLY J. CLINE, of record in Instrument No. 20200710-0075678, dated June 29, 2020, said Register's Office.

This conveyance is subject to the following: Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. Capitol Mall Redevelopment Project Plan and Restrictions, as provided in Metropolitan County Council Ordinances 77-716, 82-845, 87-1695, 91-1567, 93-774, 97-755, 98-1187, BL 2002-1033 and BL 2004-424, and as recorded in Book 7423, page 374, Book 8421, page 587, Book 9208, page 613, Book 10512, page 464, Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, Register's Office of Davidson County, Tennessee. Matters shown on the Plan of record in Instrument No. 20140926-0089008, said Register's Office. Agreement for Dedication of Pedestrian Sidewalk Easement of record in Instrument No. 20140923-0087004 and amended in Instrument No. 20151231-0131612, said Register's Office. Agreement for Dedication of Pedestrian Sidewalk Easement of record in Instrument No. 20151231-0131613, said Register's Office. Declaration of Covenants and Easements of record in Instrument No. 20141114-0105300 and amended in Instrument No. 20171218-0128944, said Register's Office. Assignment and Assumption of Development Documents of record as Instrument No. 20151203-0122110, said Register's Office. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150820-0084149, said Register's Office. Memorandum of Parking Lease and License of record as Instrument No. 20141114-0105301 and amended in Instrument No. 20171218-0128943, said Register's Office. Assignment and Assumption of Development Documents of record as Instrument No. 20151203-0122110, said Register's Office. Declaration establishing 505 Master Condominium of record in Instrument No. 20171218-0128945 and Instrument No. 20191002-01000557 Instrument No. 20171218-0128946 and amended in Instrument No. 20181009-0099878 and amended in Instrument No. 20191016-0106180 and amended in Instrument No. 20210302-0027008, said Register's Office. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20170504-0044298, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 515 Church Street, Unit 3708 Nashville, TN 37219

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 2 day of May 2022.

Stephen D. Cline

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen D. Cline, bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2 day of ~~April~~ May 2022.

Notary Public:

My Commission Expires: 1-21-26

KIMBERLY D. HICKS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY