THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 851013 DEEDWARR
05/04/2022 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,797.20
20220504-0051791

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Emily Campbell Taube 700 12th Avenue South, 509 Nashville, TN 37203	SAME AS NEW OWNER	093-13-0D033.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Loyd Bostic and Claudia Bostic, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Emily Campbell Taube, a single woman**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Unit No. R 509**, of TERRAZZO, a CONDOMINIUM, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-022167, as amended by Instrument # 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808 and Instrument No. 20090827-0080784, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the plan for Terrazzo Condominiums of record in Instrument No. 20081223-0122167, at Exhibit B, Register's Office for Davidson County.

Being the same property conveyed to Loyd Bostic and Claudia Bostic, husband and wife by Warranty Deed from Robert April, Jr. and Charlene April, husband and wife of record in Instrument number 20170503-0043850, dated April 25, 2017 and recorded on May 3, 2017, Register's office for said county.

This is property commonly known as 700 12th Avenue South, 509, Nashville, TN 37203
Note that a street address is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 20 **day of April, 2022**:

Loyd Bostic

Claudia Bostic

STATE OF IL

COUNTY OF Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Loyd Bostic and Claudia Bostic,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20 day of April, 2022:

Notary Public

My Commission Expires: 1/28/2024

PETER PAULETTI
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 28, 2024

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$756,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 20 DAY OF April, 2022.

Notary Public

My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

True Copy Certification

I, **Megan Paulus,** 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 this the 22nd day of April, 2022.

Affiant Signature
Date 04/22/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22nd day of April, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

