THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340293** Karen Johnson Davidson County Batch# 855818 DEEDWARR 05/16/2022 10:43:51 AM 2 pgs Fees: $13.00 Taxes: $4,919.71 20220516-0055871	STATE OF ~~TENNESSEE~~ Georgia) COUNTY OF ~~DAVIDSON~~ Fulton) The actual consideration or value, whichever is greater, for this transfer is: $1,329,650.00. Affiant Subscribed and sworn to before me, this 12th day of May, 2022. Tracey Flowers NOTARY PUBLIC Fulton County, Georgia My Commission Expires March 9, 2026 Notary Public My Commission Expires: 03/09/2026

WARRANTY DEED

Address New Owner: Angela Bonino and Christopher Bonino 300 54th Avenue North, Unit B Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-15-0I-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Buyer Accepted, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angela Bonino and Christopher Bonino, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 300B on the plan of 54 North Commons, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 54 North Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150623-0059969, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to BUYER ACCEPTED, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed from JANICE ASHLEY BAKER AND JEFFREY WILLIAM PAVE, WIFE AND HUSBAND, of record in Instrument No. 20220407-0040495 , dated April 5, 2022 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 091-15-0I-002.00 CO.

Davidson County taxes for 2021 , Map-Par. 091-15-0I-002.00 CO, $ 6,649.16, PAID. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
Matters shown on the Plan of record in Plat Book 421, page 18, said Register's Office.
Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20150623-0059969, said Register's Office.

This is improved property located at 300 54th Avenue North, Unit B Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of May, 2022.

Buyer Accepted, LLC

By: Caroline Isern, Authorized Agent

Georgia (TF)
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~(TF))
Fulton

Before me, the undersigned, of the State and County aforesaid, personally appeared Caroline Isern, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent (or other officer authorized to execute the instrument) of Buyer Accepted, LLC, a Delaware Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized agent.

Witness my hand, at office, this 12th day of May, 2022.

Tracey Flowers
Notary Public

Tracey Flowers
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires March 9, 2026

My Commission Expires: March 9, 2026