WARRANTY DEED

Karen Johnson Davidson County
Batch# 873820 DEEDWARR
06/17/2022 02:49:59 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20220617-0069840

LR-TI-22-401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(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)
Equity 305 Basel, LLC	**New Owner**	
(NAME)	(NAME)	**120-10-0-051.00**
~~401 Weaver Dr~~ 20200 W DIXIE HWY		
(ADDRESS) SUITE 1009	(ADDRESS)	
~~Nashville, TN 37217~~ Aventura, FL 33180		
(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, **ROBERT DWIGHT ERWIN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EQUITY 305 BASEL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Seven Oaks, Section No. 1 of record in Plat Book 1835, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the westerly margin of Weaver Drive, at the common corner of Lot Nos. 16 and 17; thence in a northerly direction along the westerly margin of Weaver Drive, 120 feet to a point; thence continuing around a curve in a northwesterly direction 39.27 feet to a point on the southerly margin of Dempsey place, 140 feet to a point; thence in a southerly direction 134.4 feet to a point on the line between lot Nos. 17 and 16; thence in an easterly direction along the line between Lot Nos. 16 and 17, 140 feet to the westerly margin of Weaver Drive, being the Point of Beginning.

Being the same property conveyed to Robert Dwight Erwin, unmarried by Warranty deed from Gwin A. Jolley, married of record in Book 9086, page 316, Register's Office for Davidson County, Tennessee, dated September 17, 1993 and recorded on September 21, 1993.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 132, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2087, Page 183, in the Register's Office for Davidson County, Tennessee.
- Avigation Easement and Contract of record in Book 9086, Page 313, 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: **401 Weaver Dr, Nashville, Tennessee 37217**.

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 10th DAY OF JUNE, 2022.

Robert Dwight Erwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT DWIGHT ERWIN, 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 10th of June, 2022.

PAM A. SALES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires 12/1/2025

Notary Public
My Commission Expires: 12/1/2025
(SEAL)

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