Karen Johnson Davidson County
Batch# 873945 DEEDWARR
06/17/2022 04:11:38 PM 2 pgs
Fees: $13.00 Taxes: $1,431.90
20220617-0070034

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-PC-22-2407-505

G#35893-2

# WARRANTY DEED

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires on 05/05/2025

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$387,000.00.**

Affiant

Subscribed and sworn to before me, this the 13th day of June, 2022.

Notary Public

My commission expires: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Lise Emma Deschenes** | **Legacy Home Loans, LLC dba Steadfast Mortgage** | **118 02 1 K 505 00 CO** |
| **290 Stephens Valley Blvd. ~~3407 8th Avenue South 505~~** | **4004 Hillsboro Pike, Ste 216 B** | |
| **Nashville, TN ~~37204~~ 37221** | **Nashville, TN 37215** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Joshua Taylor Johnson and Caroline Johnson, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Lise Emma Deschenes, a married woman**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, being Unit No, 505, Eighth South Residences, a Residential Condominium described in the Master Declaration for Eighth South Residences, a Residential Condominium, of record in Instrument No. 20170619-0061466 of the Register's Office of Davidson County, Tennessee, which is a sub unit of the Eighth South Mixed-Use Condominium established by Master Deed of Eighth South Mixed-Use Condominium recorded in Instrument No. 20170619-0061465 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of the Eighth South Residences and Eighth South Mixed-Used Condominium as stated in said Master Declarations. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at Eighth South Residences and Eighth South Mixed-use Condominium, the property, co-owners and tenants, the plat filed as Exhibit "B" to said Master Declaration, said Register's office, are incorporated herein by reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said Unit.**

**BEING the same property conveyed to Joshua Taylor Johnson, unmarried man, by Warranty Deed dated September 22, 2017, from Eighth South, LLC, a Tennessee limited liability company, of record in Instrument No. 20170927-0098868, Register's Office for Davidson County, Tennessee. The said Joshua Taylor Johnson now being a married man.**

**CAROLINE Johnson, spouse of the above named Joshua Taylor Johnson, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) All matters shown on the Plan as shown on Exhibit "B" to the Master Declaration of record in Instrument No. 20170619-0061466, Register's Office for Davidson County, Tennessee;**

**2) All matters on plat of record in Instrument No. 201510070102052, said Register's Office;**

**3) Declaration of Covenants, Conditions and Restrictions for Broadstone Eighth of record in Instrument No. 20151021-0107308, Register's Office for Davidson County, Tennessee;**
**4) Easement Agreement of record instrument No. 20160926-0101241, said Register's Office;**

**5) Development and Access Easement Agreement of record in Instrument No. 20151021-0107312, said Register's Office;**

**6) Reciprocal Easement Agreement Relating to Parking Garages of record in Instrument No. 20151021-0107311, said Register's Office;**

**7) Agreement for Declaration of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances to The Metropolitan Government of Nashville, of record in Instrument No. 20150730-0075029, Register's Office for Davidson County, Tennessee;**

**8) Memorandum of Purchase and Sale Agreement of record in Instrument No. 20150205-0010893, said Register's Office;**

**9) Master Declaration for Eighth South Mixed-Use Condominium, of record in Instrument No. 20170619-0061465, said Register's Office;**

**10) Master Declaration for Eighth South Residences, a Residential Condominium, of record in Instrument No. 20170619-0061466, said Register's Office;**

**11) Subordination, Non-Disturbance and Attornment Agreement of record in Instrument No. 20170221-0016904, said Register's Office;**

**12) Charter of Eighth South Mixed-Use Condominium Association, Inc., of record in Instrument No. 20170816-0084240, said Register's Office;**

**13) Charter of Eighth South Residences Condominium Association, Inc., of record in Instrument No. 20170816-0084241, said Register's Office;**

**14) The premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Condominium Act" as the same is set out in Section 66-27-201 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof;**

**15) Terms, provisions, covenants, conditions, restrictions, easement, charges, assessments, and liens provided by applicable condominium law or the Condominium Declaration and Bylaws recorded, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons;**

**16) Dedication of Common Areas to Eighth South Mixed-Use Condominium Association, Inc., of record in Instrument No. 20170828-0088041, said Register's Office;**

**17) Dedication of Common Areas to Eighth South Residences Condominium Association, Inc., of record in Instrument No. 20170828-0088042, said Register's Office;**

**18) Grant of Easement between Comcast of Nashville I, LLC, and Eighth South, LLC, of record in Instrument No. 20170921-0096815, said Register's Office;**

**19) Inspection and Maintenance Agreement for permanent Stormwater Management Facility of record in Instrument No. 20180130-0009394, said Register's Office; and,**

**20) Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years, not yet due and payable.**

This is improved property, known as: **2407 8th Avenue South 505, Nashville, TN 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **13th** day of **June, 2022.**

**Joshua Taylor Johnson**

**Caroline Johnson**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Joshua Taylor Johnson and Caroline Johnson,** the within named seller, 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 at Nashville, Tennessee, this **13th** day of **June, 2022.**

My Commission Expires: 12/14/24

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY