This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Info:

Karen Johnson Davidson County
Batch# 877742 DEEDWARR
06/24/2022 02:14:30 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20220624-0072631

New Owner Address
Joshus Jungwirth
1357 Nashboro Blvd.
Nashville, TN 37217

MAP 135120F03500CO

Send Tax Bill to :
Bank of America N.A.
TX2-979-01-02
4500 Amon Carter Blvd
Fort Worth, TX 76155

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **GRAN INC.** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **JOSHUA JUNGWIRTH**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Certain Townhomes located in Davidson County, Tennessee, being Unit No. 35 The Golf Retreat at Nashboro II ("GRAN II"), A Horizontal Property Regime, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Amended and Restated Master Deed establishing Declaration of Covenants, Conditions and Restrictions for The Golf Retreat at Nashboro II ("GRAN II"), a Horizontal Properly Regime of record in Instrument Number 20220518-0057555 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, private elements and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Amended and Restated Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Amended and Restated Master Deed Instrument No. 20220518-0057555.

Being the same property conveyed to GRAN Inc., from RUTRUT LLC, of record by Instrument No. 20220518-0057735, Register's Office for Davidson County, Tennessee.

This is improved property known as 1357 Nashboro Blvd., Nashville, Tennessee 37217.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:
Subject to all easements, restrictive covenants, conditions, regulations and all other matters of record set out on any applicable plat of record. Including, but not limited to, an instrument titled Amended and Restated Master Deed for The Golf Retreat at Nashboro II ("GRAN II"), A Horizontal Property Regime , of record Plat in Instrument 20220518-0057555 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to all easements and licenses in favor of TLWP, Inc. and Nashboro Golf Course LLC.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand this the 17th day of June, 2022.

GRAN INC.

By: David J. Waynick, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared David J. Waynick, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be President of GRAN, INC., and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 17th day of June, 2022.

NOTARY PUBLIC

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $425,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of June, 2022.

NOTARY PUBLIC
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

CERTIFICATION

I, Toni Rutgerson, do hereby make oath that I am a licensed attorney 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 June 17, 2022.

Affiant Signature Date 6/17/2022

State of Tennessee; County of Davidson
Sworn to and subscribed before me on this 17th day of June 2022,

Notary Public
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025