WARRANTY DEED

Karen Johnson Davidson County
Batch# 879343 DEEDWARR
06/28/2022 10:26:55 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20220628-0074147

A-AP-22-962

Georgia
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ Gwinnett Rm

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 06/21/2024
(AFFIX SEAL)

REBECCA DARCY MOORE
Notary Public, Georgia
Dekalb County
My Commission Expires
June 21, 2024

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)
Temidayo Abe	**CMG MORTGAGE INC. dba CMG Financial**	
(NAME)	(NAME)	
~~20 Crawford St~~ 962 Ashland Place Drive,	**3160 Crow Canyon Road, Ste 400**	**069 06 0B 023.00**
(ADDRESS)	(ADDRESS)	
~~Eatontown, NJ 07724~~ Nashville, TN, 37218	**San Ramon, CA 94583**	
(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, **RWA/ ASHLAND PLACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TEMIDAYO ABE, AN UNMARRIED MAN,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 23 of Ashland Place Townhomes, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Ashland Place Townhomes, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20160826-0089473, as amended in Instrument No. 20161021-0111700, Instrument No. 20180530-0051597 and Supplemental Declaration recorded in Instrument No. 20190507-0042739 and Corrected Supplemental Declaration recorded in Instrument No. 20190619-0059213, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to RWA/Ashland Place, LLC, a Tennessee limited liability company, by Quitclaim Deed from Omega Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20160826-0089471, in the Register's Office of Davidson County, Tennessee, dated August 25, 2016 and recorded on August 26, 2016.

This conveyance is subject to:
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Ashland Place Condominiums of record in Instrument No. 20070731-0090537, as amended by instrument(s) of record in Instrument No. 20131004-0104449 and Subordination of Master Deed recorded in Instrument No. 20131004-0104452 and Termination of Master Deed recorded in Instrument No. 20160826-0089472; also subject to easements, rights and interests 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 building thereon.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160826-0089473, as amended in Instrument No. 20161021-0111700 and Instrument No. 20180530-0051597 and Supplemental Declaration recorded in Instrument No. 20190507-0042739, as Corrected in Instrument No. 20190619-0059213.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160609-0058481.
- Easement for Right of Way, recorded in Book 6570, Page 248 and reformed by Order and Judgment of record in Book 8045, Page 982.
- Easement for Broadband Communications Services, recorded in Instrument No. 20190628-0062921.
- Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6785, Page 153.
- Easement for Water Mains and Appurtenances, recorded in Book 6910, Page 562.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070302-0025691.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **962 Ashland Place Dr, Nashville, Tennessee 37218**.

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 21st DAY OF JUNE, 2022.

RWA/ Ashland Place, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE :
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of RWA/ ASHLAND PLACE, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of June, 2022.

Melissa Jansen
Notary Public
My Commission Expires: 5/5/25
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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