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

SEND TAX BILL TO
NEW OWNER:
Samuel Robbins
312 Melvin Jones Dr.
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 898061 DEEDWARR
08/03/2022 10:58:02 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20220803-0088430

MORTGAGEE: Community Mortgage, LLC
19045 E. Valley View Pkwy
Independence, MO 64055

MAP **13505000100co**

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, **Calvin S. Rutgerson** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Samuel Robbins,** a single man, 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 Townhome located in Davidson County, Tennessee, being Unit No. 312 of the Horizontal Property Regime, of 312-314 Melvin Jones Drive Townhomes, 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 Master Deed establishing Declaration of Covenants, Conditions and Restrictions for Horizontal Properly Regime of 312-314 Melvin Jones Drive Townhomes of record in Instrument Number 20201008-0117260 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, with private elements, a Townhomes Development, and the By-Laws for the administration thereof, 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 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit C, to said Master Deed in Instrument No. 20201008-0117260, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Calvin S. Rutgerson by deed dated May 3, 2021 of record in Instrument No. 20210504-0059699, Register's Office for Davidson County, Tennessee.

This is improved property known as 312 Melvin Jones, 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 applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, conditions, subdivision restrictions, easements and other matters of record in Plat Instrument No. 20201008-0117260, said Register's Office.
Subject to any Homeowner Association dues and/or fees, if any, of record in Registers Office for said County.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-GR-22-312

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

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 covenants with the said GRANTEE that he 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 himself, his heirs 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 MY hand this the 26th day of July, 2022.

Calvin S. Rutgerson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Calvin S. Rutgerson**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of July, 2022.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MAY 6, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $240,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of July, 2022.

NOTARY PUBLIC
My Commission Expires: 2/26/2025

KAREN BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/26/2025
DICKSON COUNTY