WARRANTY DEED

Karen Johnson Davidson County
Batch# 915214 DEEDWARR
09/12/2022 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,982.20
20220912-0101640

JM-P-22-700-1209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $806,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-26 (AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Emily Campbell Taube	Same	
(NAME)	(NAME)	**093-13-0D-118.00-CO**
700 12th Ave S #1209		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **SARAH E. GATES, TRUSTEE OF THE SARAH E. GATES REVOCABLE TRUST DATED NOVEMBER 16, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY CAMPBELL TAUBE, AN UNMARRIED WOMAN,** 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 Unit No. R 1209, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808 and Instrument No. 20090827-0080784, and Instrument No. 20121017-0095418 and Instrument No. 20180627-0061944, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument 20081223-0122167, at Exhibit B, Register' s Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah E. Gates, as Trustee of the Sarah E. Gates Revocable Trust dated November 16, 2018 by Quitclaim Deed from Sarah E. Gates of record in Instrument No. 20181121-0114444 Register's Office for Davidson County, Tennessee, dated November 16, 2018 and recorded on November 21, 2018.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20051116-0138405, Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan of record as Instrument Number 20081223-0122167 at Exhibit B, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Terrazzo, a Condominium of record in Instrument Number 20081223-0122167, as amended in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418, and Instrument Number 20180627-0061944, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20081223-0122305, in the Register's Office for Davidson County, Tennessee.
- Charter for Terrazzo Residential Owner's Association, Inc. of record in Instrument Number 20090828-0080937, in the Register's Office for Davidson County, Tennessee.
- Charter for Terrazzo Commercial/Office Owner's Association, Inc. of record in Instrument Number 20090828-0080938, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723 and Book 6236, page 263, in the Register's Office for Davidson County, Tennessee.
- Easement retained in Ordinance No. 72-317 of record in Book 4643, Page 498, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060615-0071504, in the Register's

Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances with the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20060615-0071498, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20120521-0043895, in the Register's Office for Davidson County, Tennessee.
• Memorandum of Lease of record in Instrument No. 20081205-0117745, Instrument No. 20081009-0102619, as modified by Modification of Memorandum of Lease in Instrument No. 20081230-0123644, 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: **700 12th Ave S #1209, Nashville, Tennessee 37203**.

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 9th DAY OF SEPTEMBER, 2022.

The Sarah E. Gates Revocable Trust dated November 16, 2018

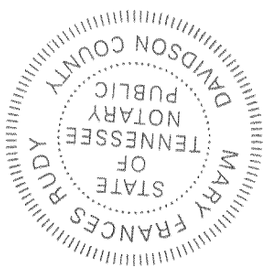
BY: Sarah E. Gates
Sarah E. Gates
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH E. GATES, TRUSTEE of THE SARAH E. GATES REVOCABLE TRUST DATED NOVEMBER 16, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9th of September, 2022.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



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

True Copy Certification

I, **Diane March,** do hereby make oath that I am a licensed attorney and/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 this the 9th day of September, 2022.

Affiant Signature
Date 09/09/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9th day of September, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON