WARRANTY DEED

Karen Johnson Davidson County
Batch# 915888 DEEDWARR
09/13/2022 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,820.40
20220913-0102130

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $491,999.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10.20.24

(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 10-20-2024

MST 2022-1393

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard P. Innes	New Owner	149-03-0K-022.00-CO
(NAME)	(NAME)	
1411 Plantation Dr		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **J Developments MT, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard P. Innes,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in Davidson County, Tennessee, and being Unit No 22 of Townview Lofts, A Horizontal Property Regime With Private Elements, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated, and as established by that certain DECLARATION OF COVENANTS, CONDITIONS and Restrictions for Townview Lofts, A horizontal property regime with Private elements, of record in Instrument No. 20200828-0097970, in the Register's Office for Davidson County, Tennessee. Reference is further made to the plat of said horizontal property regime set forth in Exhibit "B" of said for the identification and location of the units described herein.

Being a portion of the same property conveyed to J Developments MT LLC, a Tennessee limited liability company by Quitclaim Deed from Scotland Springs LLC, a Tennessee limited liability company of record in Instrument No. 20200122-0007979 Register's Office for Davidson County, Tennessee, dated January 10, 2020 and recorded on January 22, 2020.

Subject to: Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20090326-0027333, as amended in Instrument Number 20120404-0028366 and Instrument Number 20161115-0120437, corrected by Scrivener's Affidavit of record in Instrument Number 20161208-0129175 AND Covenants, Conditions and Restrictions of record in Instrument Number 20200828-0097970, Amended in Instrument No. 20211004-0133379, First Amendment in Instrument No 20211221-0168735 and 202208110091486, Register's Office for Davidson County, Tennessee, Subject to all matters shown on the Plan of record as Instrument Number 20100818-0065095,

Register's Office of Davidson County, Tennessee. (as to Lot 4 Prior Development) and Subject to all matters shown on the Plan of record as Instrument Number 20090323-0026016, Register's Office of Davidson County, Tennessee. (as to Lots 5 and 6 Prior Development) Charter for THE SHOPPES OF DOVER GLEN CONDOMINIUM OWNERS' ASSOCIATION, INC. of record in Instrument Number 20090326-0027322, in the Register's Office for Davidson County, Tennessee and Notice of Termination of Developer Control Period of record in Instrument Number 20130709-0070919, in the Register's Office for Davidson County, Tennessee. Restrictions of record in Book 1808, Page 316 and Restrictions of record as Instrument Number 20071019-0124411, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20041020-0126113 and Instrument Number 20060907-0110856, in the Register's Office for Davidson County, Tennessee. Public Drainage Easement of record in Instrument Number 20080320-0028273 and 20090323-0026016, in the Register's Office for Davidson County, Tennessee. Detention Pond Maintenance and Fee Sharing Agreement of record in Instrument Number 20120404-0028368, as Amended and Restated of record in Instrument Number 20180301-0019491, 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 of record in Instrument Number 20170213-0014913, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 2656 Lakevilla Drive Unit 22, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 9 DAY OF Sept., 2022.

J Developments MT, LLC

BY: _____

Title: Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 9 day of Sept., 2022.

_____
Notary Public

My commission expires: 10.20.24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

True Copy Certification

I, Yvette Meldrum, 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 Sept. 9, 2022

9/9/22

Signature Date

State of Tennessee
County of Williamson

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

Notary's Signature

10.20.24

My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024