WARRANTY DEED

Karen Johnson Davidson County
Batch# 921778 DEEDWARR
09/27/2022 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,940.65
20220927-0106653

File #22-DM-1260-409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $524,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd 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
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Foxy Roxy, LLC	**SAME**	
(NAME)	(NAME)	
5811 Harborage Drive		**105 07 1A 412.00**
(ADDRESS)	(ADDRESS)	
Fort Myers, FL 33908		
(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, **WILLIAM ANDREWS, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FOXY ROXY, LLC, A LIMITED LIABILITY COMPANY** 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. 409 of The 1260 Martin Condominium, described in the Declaration for The 1260 Martin Condominium, of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139, 20170919-0095966 and 20180227-0018384 and Assignment of Rights recorded in Instrument No. 20180228 0018775, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to William Andrews, single man, by Warranty Deed from Joseph O. Herbert, married, of record in Instrument No. 20190906-0090327, in the Register's Office of Davidson County, Tennessee, dated September 05, 2019 and recorded on September 06, 2019.

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 The Finery Master Condominium of record in Instrument No. 20150807-0079087, as amended by instrument(s) of record in Scrivener's Affidavit recorded in Instrument No. 20151005-0101050, as amended by instrument(s) of record in Instrument No's. 20160601-0054729, 20161118-0121688, 20201029-0126130 and 20201118-0136013; 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.
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The 1260 Martin Condominium of record in Instrument No. 20160115-0004408, as amended by instrument(s) of

record in Instrument No's. 20160211-0013466, 20170724-0074509, 20170918-0095139, 20170919-0095966 and 20180227-0018384 and Assignment of Rights recorded in Instrument No. 20180228-0018775; 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.
*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151005-0101365.
*Easement for Public Street Right of Way, recorded in Instrument No. 20151109-0113800.
*Easement for Temporary Parking, recorded in Instrument No. 20151118-0117171.
*Ordinance recorded in Instrument No. 20130917-0097688.
*All matters shown on that ALTA/ACSM Land Title Survey prepared by J. Alan Cummings, TN RLS No. 2351, Crawford & Cummings, P.C., 1929 21st Avenue South, Nashville, TN 37212, (615) 292-2661, Job No. 13-083, dated September 20, 2013, last revised May 20, 2014.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1260 Martin Street, Unit 409, Nashville, TN 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 23rd day of September, 2022.

William Andrews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2022, before me personally appeared William Andrews, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of September, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

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 23rd day of September, 2022.

Affiant Signature
Date 09/23/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23rd day of September, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

