WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF OCTOBER, 2022.

M. Catherine Clearwaters
Notary Public

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: 1-6-25

DM-C-22-0700-808

Karen Johnson Davidson County
Batch# 925015 DEEDWARR
10/04/2022 11:08:38 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20221004-0109366

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Reeves P. Moore	New Owner	
(NAME)	(NAME)	**093 05 2B 056.00**
700 Church St #808		
(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, **JOSEPH D. PORTER, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REEVES P. MOORE,** 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 condominium located in Davidson County, Tennessee, being Unit No. 808 of Bennie Dillon, a Condominium Development, 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 Bennie Dillon of record in Instrument No. 20051215-0150617, with Attorney's Certificate in Instrument No. 20051215-0150619, and as amended in Instrument Nos. 20060801-0093636, 20110513-0036910, 20110725-0056667, 20120927-0087986, 20121217-0116226, 20181211-0120581 and 20200909-0102595, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, 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 "C" said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph D. Porter, A Single Man, by Warranty Deed from Patrick Westling, A Single Man, of record in Instrument No. 20220610-0066299, in the Register's Office of Davidson County, Tennessee, dated June 3, 2022 and recorded on June 10, 2022.

This conveyance is subject to:
- Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Bennie Dillon Condominium of record in Instrument No. 20051215-0150617, as amended by instrument(s) of record in Attorney's Certificate recorded in Instrument No. 20051215-0150619; Amendments recorded in Instrument Nos. 20060801-0093636; 20110513-0036910; 20120927-0087986; 20121217-0116226; 20181211-0120581; 20200909-0102595 and Consent recorded in Instrument No. 20110725-0056667; 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 Restrictions and Ordinances for the Capitol Mall Redevelopment Plan recorded in Book 7423, Page 374; Book 8421, Page 587; Book 9208, Page 613; Book 10512, Page 464; and Instrument Nos. 20020626-0076795 and 20050124-0008719.
- Easement recorded in Book 1380, Page 174.
- Easement recorded in Instrument No. 20120607-0050013.
- Easement for Grant, recorded in Instrument No. 20130726-0077473.

- Agreement Respecting Declarant's Rights as set forth in instrument recorded in Instrument No. 20060105-0001870.
- Memorandum of Master Lease recorded in Book 1147, Page 96.
- Memorandum of Lease recorded in Book 11011, Page 123; Assignment recorded in Book 11011, Page 128; Assignment and Assumption of Lease Agreement recorded in Book 11477, Page 85 and in Instrument No. 20050420-0044175.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **700 Church St #808, 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 3rd DAY OF OCTOBER, 2022.

Joseph D. Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH D. PORTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

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