WARRANTY DEED

Karen Johnson Davidson County
Batch# 967861 DEEDWARR
02/06/2023 12:11:45 PM 2 pgs
Fees: $13.00 Taxes: $3,145.00
20230206-0008483

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-TTB-22-1108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF FEBRUARY, 2023.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: 07-03-2023
(AFFIX SEAL)

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)
1108 Greenwood Ave LLC	Same as new owner	
(NAME)	(NAME)	**083-01-0L-005.00-CO**
2913 Cooper City Ct		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129		
(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, **DALE SANDERS AND LAURE DEBOW SANDERS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1108 GREENWOOD AVE LLC,** 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. 5 on the Plan of Hill Center Greenwood Townhomes, as established by Declaration of Covenants, Conditions and Restrictions of Hill Center Greenwood Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200415-0039252 amended at Instrument No. 20210405-0043823 and corrected at Instrument No. 20210408-0046936 and Instrument No. 20210520-0068781, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Hill Center Greenwood Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20200415-0039252 amended at Instrument No. 20210405-0043823 and corrected at Instrument No. 20210408-0046936 and Instrument No. 20210520-0068781, Register's Office for Davidson County, Tennessee for more complete identification and description of said Unit.

Being the same property conveyed to H.G. Hill Realty Company, LLC, a Tennessee Limited Liability Company, by General Warranty Deed from Sandra L. Robinson of record in Instrument No. 20100429-0032588, Register's Office for Davidson County, Tennessee, dated April 27, 2010 and recorded on April 29, 2010.

Being the same property conveyed to Hill Center Greenwood, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from H.G. Hill Realty Company, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190802-0076868, Register's Office for Davidson County, Tennessee, dated August 02, 2019 and recorded on August 02, 2019.

Being a portion of the same property conveyed to Tudor Building Group, GP, a Tennessee General Partnership by Special Warranty Deed from Hill Center Greenwood, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200327-0033188, Register's Office for Davidson County, Tennessee, dated March 26, 2020 and recorded on March 27, 2020.

Being the same property conveyed to Dale Sanders and Laure Debow Sanders, husband and wife, by Warranty Deed from Tudor Building Group, GP of record in Instrument No. 20210623-0085043, Register's Office for Davidson County, Tennessee, dated June 21, 2021 and recorded on June 23, 2021.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 161, Page 101, and Plat at Instrument No. 20190507-0042703, Register's Office for Davidson County, Tennessee.
- Declaration of Easements and Restrictions of record in Instrument No. 201911150118062, and First Amendment in Instrument No. 20210414-0049886, said Register's Office for Davidson County, Tennessee.

- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200415-0039252, First Amendment in Instrument Number 20210405-0043823 and As Corrected in Instrument No. 20210408-0046936 and Instrument No. 20210520-0068781, Register's Office for Davidson County, Tennessee.
- Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from H.G. Hill Realty Company, LLC to Lamar Tennessee, L.L.C. d/b/a Lamar Nashville, of record in Instrument No. 20081126-0115898, said Register's Office.
- Storm sanitary sewer easement of record in Book 1730, Page 30, said Register's Office.
- Easement for a 12 inch sewer across premises shown as sewer 291A on record in City Engineer's Office of the City of Nashville. Easement for 48 inch and reduced to 42 inch storm sewer across premises shown as sewer 2-B.S. on record in City Engineer's Office of the City of Nashville.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20191206-0126055, said Register's Office.
- Memorandum of Lease between Hill Center Greenwood, LLC, a Tennessee limited liability company, as Landlord, and Publix Tennessee, LW, a Florida limited liability company, as Tenant, of record in Instrument No. 20191010-0104207, said Register's Office.
- Agreement for Dedication of Public Right-of Way of record in Instrument No. 20200113-0004036 and Instrument No. 20200113-0004037, said Register's Office.
- Charter of Home Owner Association of record in Instrument Number 20200501-0045643, in the Register's Office for Davidson County, Tennessee.
- Restrictions set forth in special warranty deed of record in Instrument Number 20200327-0033188, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease Agreement of record in Instrument Number 20081126-0115898, 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: **1108 Greenwood Avenue, Nashville, Tennessee 37206**.

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 1st DAY OF FEBRUARY, 2023.

Dale Sanders by Margaret Means, Attorney in Fact

Laure Debow Sanders by Margaret Means, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET MEANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DALE SANDERS AND LAURE DEBOW SANDERS, and who acknowledged he/she/they executed the same as the free act and deed of the said DALE SANDERS AND LAURE DEBOW SANDERS.

Witness my hand and official seal, this the 1st of February, 2023.

Notary Public
My Commission Expires: 1-4-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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