Karen Johnson Davidson County
Batch# 976102 DEEDWARR
03/02/2023 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $6,105.00
20230302-0015011

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 2.22.25
(AFFIX SEAL)

Kelly Dorsey State of Tennessee Notary Public

G-VRES-23-1212-1002

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)
Donald Heller and Melanie Kay Heller	New Owner	
(NAME)	(NAME)	**093-09-0C-089.00-CO**
1212 Laurel Street #1002		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-4418		
(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, **JAMES M. ADCOX III, TRUSTEE OF THE LAUREL STREET TRUST, DATED SEPTEMBER 02, 2021,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONALD HELLER AND MELANIE KAY HELLER, HUSBAND AND WIFE,** 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. 1002, on the Plan of Twelve Twelve, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of that Declaration of Condominium for Twelve Twelve, a condominium, of record in Instrument No. 20140718-0063781, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Force and Wendy Buck, husband and wife, by Warranty Deed from Laurel Property, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20150102-0000441 Register's Office for Davidson County, Tennessee, dated December 29, 2014 and recorded on January 02, 2012.
Said Thomas Force having died November 30, 2020, vesting Wendy Buck as surviving tenant.

Being the same property conveyed to James M. Adcox III, Trustee of the Laurel Street Trust, dated September 02, 2021, by Quitclaim Deed from Wendy Buck, a single woman, of record in Instrument No. 20211115-0152025 Register's Office for Davidson County, Tennessee, dated November 09, 2021 and recorded on November 15, 2021.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20120216-0013756, Register's Office of Davidson County, Tennessee.
- Restrictions, conditions, covenants, easements, liens, charges and regulations as set forth and provided for in and created by the Declaration of Condominium and Bylaws attached thereto, for Twelve Twelve, a Condominium, recorded at Instrument No. 20140718-0063781, amended in Instrument No. 20160614-0060193, Instrument No. 20191230-0134559, Instrument No. 20220329-0036090 and Instrument No. 20221129-0124987, in the Register's Office of Davidson County, Tennessee.
- Charter of Twelve Twelve Condominium Association, Inc. of record at Instrument No. 20140627-0056540, in the aforesaid Register's Office.
- Arts Center Redevelopment Plan containing Restrictive Covenants of record in Book 10965, Page 404, amended in Book 11625, Page 252 and Instrument No. 20020715-0084598, in the Register's Office for Davidson County, Tennessee.
- Declaration of Easements and Restrictive Covenants of record in Instrument Number 20121227-0119217, in the Register's Office for Davidson County, Tennessee.
- Restrictions as described in that deed of record as Instrument Number 20131231-0131305 in the Register's Office for Davidson County, Tennessee.

• Easement as described in that deed of record in Book 4318, Page 544, in the Register's Office for Davidson County, Tennessee.
• Rights of Ingress and Egress by way of Final Consent Judgment of record in Book 4370, Page 916, and Book 4395, Page 715, in the Register's Office for Davidson County, Tennessee.
• Subject to those matters according to that survey by Cherry Land Surveying, Inc., dated December 11, 2012.
• Bill No. 084-571 closing Alley No. 234 extending from 12th Ave S westerly to the easterly margin of Interstate 40 retains easements to the Metropolitan Government of Nashville and Davidson County, Tennessee, as described in that deed of record in Instrument No. 20211115-0152025 Register's Office for Davidson County, Tennessee.
• Arts Center Redevelopment Plan in Ordinance # 98-1188, Amendment No. 1 as Ordinance #99-1761 and Amendment No. 2 as Ordinance No. BL 2002-1063, Metropolitan Clerk's Office for Davidson County, Tennessee, as described in that deed of record in Instrument No. 20211115-0152025 Register's Office for Davidson County, Tennessee.
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130122-0006827, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20140328-0025601, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20140924-0087646, 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: **1212 Laurel Street #1002, Nashville, Tennessee 37203-4418**.

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 28th DAY OF FEBRUARY, 2023.

The Laurel Street Trust, dated September 02, 2021

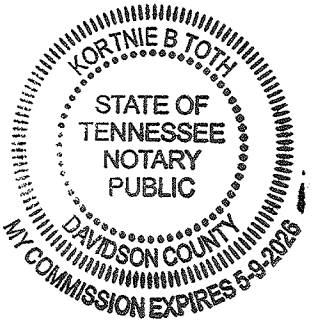
BY: James M Adcox III, Trustee
James M. Adcox, III
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES M. ADCOX, III, TRUSTEE of THE LAUREL STREET TRUST, DATED SEPTEMBER 02, 2021, 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 28th of February, 2023.

Notary Public
My Commission Expires: 5/9/26
(SEAL)



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

Tennessee Certification of Electronic Document

I, Amber Whisner, 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 February 28, 2023 (date of document).

Amber Whisner
Affiant Signature

March 2, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of March, 2023.

Kelly Dorsey
Notary's Signature

MY COMMISSION EXPIRES: 2.22.25

NOTARY'S SEAL

Kelly Dorsey
State of Tennessee Notary Public
Rutherford County

202303020015011