WARRANTY DEED

Karen Johnson Davidson County
Batch# 980317 DEEDWARR
03/14/2023 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230314-0018309

File #23-PA-0803-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
Shelby Lejameyer and Gavin Lejameyer	**Ascend Federal Credit Union**	
(NAME)	(NAME)	
5000 Danestone Drive	**520 Airpark Drive**	**105 14 0I 043.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	**Tullahoma, TN 37388**	
(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, **STUDIO I, GP, A TENNESSEE PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHELBY LEJAMEYER AND GAVIN LEJAMEYER, A MARRIED COUPLE** 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 43, Studio 1 Lofts Condominium, as established under Declaration of record in Instrument No. 20140715-0062248, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a part of the same property conveyed to Studio 1, GP aka Studio I, GP, by Quitclaim Deed from Hillview Heights, GP, of record in Instrument No. 20191227-0133955, in the Register's Office of Davidson County, Tennessee, dated December 20, 2019, and recorded on December 27, 2019.

Being the same property conveyed to Hillview Heights GP, by Warranty Deed from Tyler Joseph Childs and Lauren Childs, Husband and Wife, of record in Instrument No. 20151228-0130020, in the Register's Office of Davidson County, Tennessee, dated December 15, 2015, and recorded on December 28, 2015.

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 Studio 1 Lofts Condominium of record in Instrument No. 20140715-0062248, as amended by instrument(s) of record in ; 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.

*Easement for Sanitary Sewers and or Storm Drainage, recorded in Book 4166, Page 14.

*All of the terms and provisions set forth and contained in that certain Lease between Edwin B. Raskin Company by Rex E. Pearce, Sr. Vice President, Lessor, and Web Service Company, Inc., Lessee, a memorandum of which is recorded in Book 9188, Page 666.

*All of the terms and provisions set forth and contained in that certain Lease between Studio, L.L.C., d/b/a Studio Apartments by Bill J. Simons, Sr. V.P. Edwin B. Raskin Co., Chief Manager, Lessor, and Web Service Company, Inc., Lessee, a memorandum of which is recorded in Book 10983, Page 783.

*All of the terms and provisions set forth and contained in that certain Lease between Studio, LLC by Bill Simons, Senior VP, for Edwin B. Raskin Company, Chief Manager, Lessor, and Web Service Company, Inc., Lessee, a memorandum of which is recorded in Instrument No. 20030812-0114736.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **803 Hillview Heights, Unit 204, Nashville, TN 37204**
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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 10th day of March, 2023.

Studio I, GP, a Tennessee Partnership

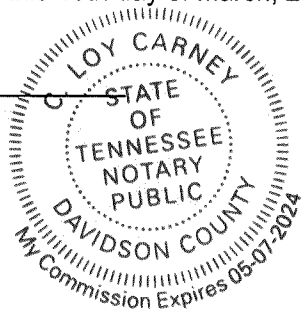
By: _____
Marshall Burridge, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Loy Carney of the state and county mentioned, personally appeared Marshall Burridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Partner of Studio I, GP, the within named bargainor, a Limited Liability Company, and that such Marshall Burridge, as such Managing Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Studio I, GP as Managing Partner.

Witness my hand, at office, this 10th day of March, 2023.

_____
Notary Signature
My commission expires:



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

True Copy Certification

I, **Pam Autry,** 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 10th day of March, 2023.

Affiant Signature
Date 03/10/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

