WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900 00

Affiant

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

B-SH-23-295-213

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)
Kristina M Warren	**CMG Mortgage Inc.**	
(NAME)	(NAME)	
295 Plus Park Blvd #213	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1005056 **DEEDWARR**
05/18/2023 11 43 40 AM 2 pgs
Fees $13 00 Taxes $998 63

20230518-0037347

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, **DILL PROPERTY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTINA M WARREN, A SINGLE WOMAN,** 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 213, Building 295, on the Plan of Bradford Flats Condominium, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No 20220222-0019981, amended in Instrument No 20220606-0064634, as further amended and re-stated in Instrument No 20220815-0092382 and corrected in Instrument No 20220901-0098691, 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 a portion of the same property conveyed to Daymar Properties of Nashville, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Invest-X Corporation, a Tennessee corporation, of record in Instrument No 20050302-0023019 Register's Office for Davidson County, Tennessee, dated February 28, 2005 and recorded on March 02, 2005 (Value of consideration shown in aforementioned deed $2,700,000 00)

Being a portion of the same property conveyed to D B Perry Holdings, G.P , a Tennessee General Partnership, by Quit Claim Deed from Daymar Properties of Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20131126-0121518 Register's Office for Davidson County, Tennessee, dated November 25, 2013 and recorded on November 26, 2013

Being a portion of the same property conveyed to Eric M Dill by Special Warranty Deed from D B Perry Holdings, G.P , a Tennessee General Partnership of record in Instrument No 20210727-0100539 Register's Office for Davidson County, Tennessee, dated July 23, 2021 and recorded on July 27, 2021 (Value or consideration as shown in aforementioned deed $2,200,000 00)

Being a portion of the same property conveyed to Dill Property Holdings, LLC, a Tennessee limited liability company, by Quit Claim Deed from Eric M Dill, dated May 31, 2022, recorded June 22, 2022, in Instrument No 20220622-0071136, Register's Office for Davidson County, Tennessee (Value or consideration as shown in aforementioned deed $0 00)

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 Plat Book 4660, Page 109, and Book 5200, Page 482 Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for 293 and 295 Park Plus Boulevard, establishing a Condominium being known as Bradford Flats Condominium, of record in Instrument No 20220222-0019981, amended in Instrument No 20220606-0064634, as further amended and re-stated in Instrument No

20220815-0092382 and corrected in Instrument No 20220901-0098691, Register's Office for Davidson County, Tennessee.

- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Plus Park Commercial Condominiums, of record in Instrument No 20180730-0074077 with Supplement and Amendment to the Master Deed of Plus Park Commercial Condominiums, of record in Instrument No. 20210727-0100538, with Supplement, Amendment and Correction in Instrument No 20220816-0092707, with Supplement, Amendment and Correction in Instrument No 20220816-0092707, Supplement and Amendment in Instrument No 20230127-0006481, and Supplement, Amendment and Correction in Instrument No 20230317-0019399, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20180730-0074076, in the Register's Office for Davidson County, Tennessee
- Easements of record in Book 6004, Page 571 and Book 8925, Page 977, 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 **295 Plus Park Blvd #213, Nashville, Tennessee 37217**

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 15th DAY OF MAY, 2023.

Dill Property Holdings, LLC, a Tennessee limited liability company

BY: _____
Logan Bell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOGAN BELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of DILL PROPERTY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 15th of May, 2023

_____
Notary Public
My Commission Expires 1-9-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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