WARRANTY DEED

Karen Johnson Davidson County
Batch# 1009324 DEEDWARR
05/31/2023 11 45 45 AM 2 pgs
Fees $13 00 Taxes $1,757 50

20230531-0040946

File #23-PA-1002-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000 00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/7/26
(AFFIX SEAL)

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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)
CG Davenport Investments, LLC	**New Owner**	
(NAME)	(NAME)	**093 13 2A 017.00**
PO Box 140350		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **HALEY MARIE BILLINGSLEY, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CG DAVENPORT INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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 apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 309 of 1000 Division Street Condominiums, a horizontal property regime in Nashville, Davidson County, Tennessee, as shown on the Plan of record on Exhibit C to the Master Deed of 1000 Division Street Condominiums, of record Instrument No. 20160928-0102220, as being amended in Instrument No. 20170818-0085326, Instrument No. 20171005-0102601 and Instrument No. 20210408-0046695, Register's Office for said County, to which plan reference is here made, together with all rights and obligations appurtenant thereto as set forth in said Master Deed

Being the same property conveyed to Haley Marie Billingsley, an unmarried woman, by Special Warranty Deed from 1000 Division Street, LLC, a Tennessee limited liability company, of record in Instrument No. 20210804-0104729, in the Register's Office of Davidson County, Tennessee, dated July 29, 2021, and recorded on August 04, 2021

Being part of the same property conveyed to 1000 Division Street, LLC, a Tennessee limited liability company, by Quitclaim Deed from Michael G Lindseth, Jr., of record in Instrument No. 20141028-0099502, in the Register's Office of Davidson County, Tennessee, dated October 17, 2014, and recorded on October 28, 2014.

Being the same property conveyed to 1000 Division Street, LLC, a Tennessee limited liability company, by Special Warranty Deed from Michael G. Lindseth, Jr., of record in Instrument No. 20140627-0056694, in the Register's Office of Davidson County, Tennessee, dated February 26, 2014, and recorded on June 27, 2014.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lunatic Asylum, as recorded in Book 21, Page 117.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 1000 Division Street Condominium of record in Instrument No. 20160928-0102220, as amended by instrument(s) of record in Instrument No. 20170818-0085326, Instrument No. 20171005-0102601 and Instrument No. 20210408-0046695; 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 Stormwater Facilities and Systems recorded in Instrument No 20160817-0085818

*Easement for Temporary Wall, recorded in Instrument No. 20150116-0004695.

*Easement for Shoring, recorded in Instrument No 20150318-0023427.

*Easement for Pedestrian, recorded in Instrument No 20150318-0023428.

*Easement for Stormwater Facilities and Systems, recorded in Instrument No. 20160817-0085818.

*Easement for Broadband Communications System, recorded in Instrument No. 20170921-0096813.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **1002 Division Street, Unit 309, Nashville, TN 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 30th day of May, 2023

Haley Marie Billingsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2023, before me personally appeared Haley Marie Billingsley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 30th day of May, 2023

Notary Signature
My commission expires 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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