WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 6.8.24

JAMES R. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

G-P-23-1616-1808

Karen Johnson Davidson County
Batch# 1029402 DEEDWARR
07/21/2023 11 15 34 AM 2 pgs
Fees $13 00 Taxes $3,885 00

20230721-0056356

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	
Amy L Baker and Sterling R Baker	**Amy L Baker and Sterling R Ba**	
(NAME)	(NAME)	**092-12-4A-046 00-CO**
1616 West End Ave #1808	**1616 West End Ave #1808**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Nashville, TN 37203**	
(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, **MATTHEW SWILLEY, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY L BAKER AND STERLING R. BAKER, WIFE AND HUSBAND,** 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 1808, The Residences at Broadwest, as established in Master Deed of record at Instrument No 20201123-0137217, and as amended at Instrument No 20210817-0111256, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property

Being the same property conveyed to Matthew Swilley, an unmarried man by Warranty deed from 1600 West End Avenue Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No 20220314-0029250 Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on March 14, 2022

This conveyance is subject to
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record as Instrument Number 20080702-0068641, Register's Office of 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 20201123-0137217, First Amendment in Instrument Number 20210817-0111256, being a part of the Declaration of Condominium establishing Broadwest, of record in Instrument Number 20201123-0137216, First Amendment in Instrument Number 20210817-0111257, Register's Office for Davidson County, Tennessee
- Charter of Broadwest Master Condominium Association, Inc of record in Instrument Number 20201204-0141154, in the Register's Office for Davidson County, Tennessee
- Charter of Residences at Broadwest Condominium Association, Inc of record in Instrument Number 20201204-0141155, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Maintenance and Repair of Storm Drainage Facilities and Appurtenances of record in Instrument Number 20080411-0036787, in the Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190425-0038139, in the Register's Office for Davidson County, Tennessee
- Agreement or Dedication of Public Right of Way of record in Instrument Number 20190423-0037193, in the Register's Office for Davidson County, Tennessee
- Grant of Easement of record in Instrument Number 20201228-0153304, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Instrument 20070510-0055978 and Instrument No 20080211-0013427, 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 **1616 West End Ave #1808, Nashville, Tennessee 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 19 DAY OF JULY, 2023

Matthew Swilley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW SWILLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 19th of July, 2023

Notary Public
My Commission Expires
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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