WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES 03/09/2027 (AFFIX SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

DM-ALVEARE-24-1170-17

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1054810 **DEEDWARR**
09/27/2023 02 35 16 PM 2 pgs
Fees $13 00 Taxes $1,348 65

20230927-0075942

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Michael T. Rogers	**American Pacific Mortgage Corp and/or Warehouse Lenders**	
(NAME)	(NAME)	
1170 Dickerson Pike Unit 17	**3000 Lava Ridge Court, Suite 200**	**033070A01700CO**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Roseville, CA 95661**	
(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, **RWA DICKERSON ASSOCIATES, 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 **MICHAEL T. ROGERS, A SINGLE MAN,** 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 17, together with the appurtenant interest in the common elements of Formerly known as Dickerson Pike Townhomes, Now known as Alveare, a horizontal property regime, established by Master Deed, of record in Instrument No 20220823-0094988 as Scrivener's Affidavit record in Instrument No 20220824-0095518, amended in Instrument No 20221227-0132597, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A1" to the aforementioned Master Deed

Being a part of the same property conveyed to RWA Dickerson Associates, LLC, a Tennessee Limited Liability Company, by Warranty Deed from CDS Capital, LLC, Series 101, a Delaware Limited Liability Company, of record in Instrument No 20210318-0036274, in the Register's Office of Davidson County, Tennessee, dated March 16, 2021 and recorded on March 18, 2021

This conveyance is subject to
- Taxes and assessments for the year 2023 and subsequent years
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20210903-0118921 and Instrument No 20211025-0142914
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8037, Page 329.
- Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20080730-0077768
- Easement for Insgress/Egress, recorded in Instrument No 20150226-0016475 and Instrument No 20230216-0011358.
- Easement for Public Right-of-Way, recorded in Instrument No 20220801-0087540
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No 20080730-0077657
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1170 Dickerson Pike Unit 17, Goodlettsville, Tennessee 37072**

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 26th DAY OF SEPTEMBER, 2023

RWA Dickerson Associates, LLC

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 RWA DICKERSON ASSOCIATES, LLC 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 26th of September, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

MARGARET R. MEANS
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