WARRANTY DEED

Karen Johnson Davidson County
Batch# 1055499 **DEEDWARR**
09/29/2023 10 18 06 AM 2 pgs
Fees. $13 00 Taxes $3,052 50

20230929-0076531

G-P-23-700-509

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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)
The Marcus Wild Living Trust Dated August 3, 2022	**Bay Equity LLC**	
(NAME) **700 12th Ave S #509**	(NAME) **2300 Clayton Road #1300**	**093-13-0D-033.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **Concord, OR 94520**	
(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, **EMILY CAMPBELL TAUBE, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARCUS WILD AS TRUSTEE OF THE MARCUS WILD LIVING TRUST DATED AUGUST 3, 2022,** 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 R 509, of TERRAZZO, a CONDOMINIUM, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No 20081223- 022167, as amended by Instrument # 20090213-0012915, Instrument No 20090316- 0023301, Instrument No 20090325-0026808, Instrument No 20090827-0080784, Instrument No 20121017-0095418 and Instrument No. 20180627-0061944, said Register's Office Reference is hereby made to the plan for Terrazzo Condominiums of record in Instrument No 20081223-0122167, at Exhibit B, Register's Office for Davidson County

Being the same property conveyed to Emily Campbell Taube, a single woman by Warranty deed from Loyd Bostic and Claudia Bostic, husband and wife of record in Instrument No 20220504-0051791 Register's Office for Davidson County, Tennessee, dated April 20, 2022 and recorded on May 04, 2022.

This conveyance is subject to·

- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20051116-0138405, 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 20081223-0122167, as amended in Instrument No 20090213-0012915, Instrument No 20090316-0023301, Instrument No 20090325-0026808, Instrument No. 20090827-0080784 and Instrument No 20121017-0095418 and Instrument No 20180627-0061944, Register's Office for Davidson County, Tennessee
- Charter for Terrazzo Condominium Association, Inc of record in Instrument Number 20081223-0122305, in the Register's Office for Davidson County, Tennessee.
- Charter for Terrazzo Residential Owner's Association, Inc of record in Instrument Number 20090828-0080937, in the Register's Office for Davidson County, Tennessee
- Charter for Terrazzo Commercial/Office Owner's Association, Inc. of record in Instrument Number 20090828-0080938, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723 and Book 6236, page 263, in the Register's Office for Davidson County, Tennessee
- Easement retained in Ordinance No. 72-317 of record in Book 4643, Page 498, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Instrument Number 20060615-0071504, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances with the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20060615-0071498, in the Register's Office for Davidson County, Tennessee

- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20120521-0043895, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease of record in Instrument Number 20081205-0117745, Instrument No 20081009-0102619, and Modification of Memorandum of Lease Instrument No. 20081230-0123644, 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 **700 12th Ave S #509, 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 27th DAY OF SEPTEMBER, 2023

Emily Campbell Taube

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY CAMPBELL TAUBE, 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 27th of September, 2023.

Notary Public
My Commission Expires. 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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