WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

DM-ALVEARE-24-117619

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1134204 DEEDWARR
05/13/2024 11:30:44 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20240513-0035017

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:	
William James Fain	**Gardner Financial Services, Ltd. Legacy Mutual Mortgage**	
(NAME) **1170 Dickerson Pike #10**	(NAME) **18402 U.S. Highway 281 N.**	**033-07-0A-010.00-CO**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) **San Antonio, TX 78259**	
(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 **WILLIAM JAMES FAIN, AN UNMARRIED 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:

Situated in Davidson County, Tennessee, being Unit No. 10, on the Plan of Dickerson Pike Townhomes, a Horizontal Property Regime with Private Elements (now known as Alveare), as shown on that plan identified as Exhibit "B" of that Master Deed for Dickerson Pike Townhomes of record in Instrument No. 20220823-0094988 and amended in Instrument No. 20221227-0132597 and Scrivener' s Affidavit recorded in Instrument no. 20220824-0095518, 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 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 Register's Office for Davidson County, Tennessee, dated March 16, 2021 and recorded on March 18, 2021.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed of record in Instrument No. 20220823-0094988, as amended in Instrument No. 20221227-0132597 and Scrivener' s Affidavit of record in Instrument No. 20220824-0095518, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easements of record in Instrument No. 20080730-0077768, and Book 8037, Page 329, in the Register's Office for Davidson County, Tennessee.
- Easement as shown on Boundary Survey as contained in that deed of record in Instrument Number 20150226-0016475, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement of record in Instrument Number 20080730-0077657, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20220801-0087540, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210903-0118921 and Instrument No. 20211025-0142914, in the Register's Office for Davidson County, Tennessee.
- Easement as described in that deed of record in Instrument No. 20180604-0052885, released of record in Instrument No. 20210823-0113603, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20230216-0011358, in the Register's Office for Davidson County, Tennessee.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1170 Dickerson Pike #10, 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 9th DAY OF MAY, 2024.

RWA Dickerson Associates, LLC

BY:_____
Adam Jefferson
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, 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 9th of May, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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