WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 02-24-2026
(AFFIX SEAL)

TARA STONE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson
Batch # 1140955
05/30/2024 01:41:21 PM
Fees: $13.00 Taxes: $2,682.50

Davidson County
DEEDWARR
2 pgs

20240530-0040180

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)
Franklin Wade Hays, Jr. and Keitha Jo Hays	New Owner	
(NAME) **415 Church St #2513**	(NAME) Franklin Wade Hays, Jr. and Keitha Jo Hays	093-06-1J-240.00-CO
(ADDRESS) **Nashville, TN 37219**	(ADDRESS) 534 Highland Terrace Murfreesboro, TN 37130	
(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, **JOSEPH PAPE, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANKLIN WADE HAYS, JR. AND KEITHA JO HAYS,** 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. 2513 together with the appurtenant interest in the common elements of Viridian, a condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20061004-0122833, Register's Office for Davidson County, Tennessee and addendum thereto, of record as Instrument No. 20061004-0122834, and amended in Instrument No. 20070711-0082578, Register's Office, Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Joseph Pape, a single person by Warranty Deed from Ben H. Cantrell and wife, Rose P. Cantrell of record in Instrument No. 20170202-0011059 Register's Office for Davidson County, Tennessee, dated January 31, 2017 and recorded on February 02, 2017.

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 Covenants, Conditions and Restrictions of record in Instrument Number 20061004-0122833, amended in Instrument No. 20061004-0122834, Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536, Instrument No. 20140128-0007721, Instrument No. 20140530-0046816, Instrument No. 20171002-0100849, Instrument No, 20180510-0045059, Instrument No. 20191211-0127973, Instrument No. 20210224-0022602, Instrument No. 20210316-0034923, Instrument No. 20210504-0059486, Instrument No. 20210527-0071781, Instrument No. 20220322-0032699, Instrument No. 20220413-0042759, Instrument No. 20220601-0063430, Instrument No. 20220609-0065739, Instrument No. 20230518-0037490 and Instrument No. 20230915-0072432, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7423, Page 374, Book 8027,page 865 revised in Book 9208, page 613, Register's Office for Davidson County, Tennessee.
• Conveyance of Metropolitan Nashville Alley No. 66 according to the Official Street and Alley Acceptance and Maintenance Map of the Metropolitan Government of Nashville and Davidson County as enacted by Ordinance No. BL2003-63 by Viridian Development Company, LLC in Quitclaim Deed in Instrument 20060928-0120210, Register's Office for Davidson County, Tennessee.
• Easement Agreement on a certain parcel of real property formerly know as Metropolitan Nashville Alley No. 66 and abandoned pursuant to Metropolitan Ordinance No. BL2005-570 by and between 401 Church Street LLC and Viridian Development Company, LLC in Instrument 20060928-0120211, Register's Office for Davidson County, Tennessee.
• Agreement and Release by and between 401 Church Street LLC and Viridian Development Company, LLC in Instrument 20060928-0120212, Register's Office for Davidson County, Tennessee.
• Stormwater Quality Agreement in Instrument 20040916-0111454, Register's Office for Davidson County, Tennessee.

- Reciprocal Easement and Agreement in Instrument 20041103-0132451, Register's Office for Davidson County, Tennessee.
- Capitol Mall Redevelopment Project Plan as set out in Ordinance of the Metropolitan Government referenced in Book 10512, page 464, and Instrument 20020626-0076795, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 20061004-0122835, Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 2902, Page 328, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20041103-0132449 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Memorandum of Lease Termination of record in Instrument Number 20041103-0132450 , in the Register's Office for Davidson County, Tennessee
- 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: **415 Church St #2513, Nashville, Tennessee 37219**.

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 29 DAY OF MAY, 2024.

Joseph Pape

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH PAPE, 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 29th of May, 2024.

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