WARRANTY DEED

Karen Johnson
Batch # 1473437
09/15/2026 02:46:43 PM
Fees: $13.00 Taxes: $3,256.00

20260915-0085734

Davidson County
DEEDWARR
2 pgs

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L HEINRICH

G-SR-26-701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $880,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 7/14/2030

(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)
William Arthur Heckman	**William Arthur Heckman**	
(NAME)	(NAME)	**081-12-4A-004.00-CO**
701 Taylor St	**701 Taylor St**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Nashville, TN 37208**	
(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, **MICHELLE TELLOCK AND BENJAMIN BLANTON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM ARTHUR HECKMAN, 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:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit D of 7th & Taylor, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160809-0082944, amended in Instrument No. 20180815-0080901, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Michelle Maria Tellock, unmarried by Warranty Deed from 7TH & Taylor, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20200331-0034301 Register's Office for Davidson County, Tennessee, dated March 30, 2020 and recorded on March 31, 2020.

The said Michelle Maria Tellock having since married, Benjamin Blanton joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160809-0082944, as corrected by Scrivener's Affidavit of record in Instrument No. 20211123-0155073 and amended in Instrument No. 20180815-0080901, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9183, Page 130 and amended in Book 11625, Page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20160127-0008008 in the Register's Office for Davidson County, Tennessee.
- Agreement for Grant of Easement in Favor of Werthan Lofts Boiler Building, LLC of record in Instrument Number 20120424-0034833 and Amended in Instrument No. 20160715-0073051, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement and/or Public Street Right-of-Way Easements The Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20160727-0077352, in the Register's Office for Davidson County, Tennessee.

- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 201607280077690, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20170921-0097006, 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: **701 Taylor St, Nashville, Tennessee 37208**.

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 11th DAY OF SEPTEMBER, 2026.

Michelle Tellock

Benjamin Blanton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE TELLOCK, 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 11th of September, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN BLANTON, 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 11th of September, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

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