Return to Grd

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180516421

Bill Garrett Davidson County
Batch# 120539 **DEEDWARR**
07/25/2018 10:33:52 AM 2 pgs
Fees: $13.00 Taxes: $823.25

20180725-0072466

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $222,500.00.

Affiant

Subscribed and sworn to before me, this 20th day of July, 2018.

Notary Public

My Commission Expires: July 13, 2020

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kaitlyn Dobbins and Lance Browning 237 Northcrest Commons Circle Nashville TN 37211	New Owner	Tax Parcel ID No. 147-12-0A-237.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Meredith Frazier, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kaitlyn Dobbins and Lance Browning, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 237 on the Plan of Northcrest, Phases One & Two, a Private Element Horizontal Property Regime, as shown in Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20040615-0070835, as amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585 and Instrument No. 20121113-0104425, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, as amended, reference to which is hereby made for more complete details of said Unit and the Condominium, the rights and obligation of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Meredith Frazier, an unmarried woman by Warranty deed from Carols D. Lopez, a single man of record in Instrument No. 20150826-0086171 Register's Office for Davidson County, Tennessee, dated August 21, 2016 and recorded on August 26, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan attached as Exhibit "A" to the Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowners Association, Inc., of record in Instrument No. 20060628-0077585, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowners Association, Inc., of record in Instrument No. 20040615-0070835, as amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585 and Instrument No. 20121113-0104425, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
By-Laws of Northcrest Commons Homeowners Association, Inc. of record in Instrument No. 20040615-0070834, in the Register's Office for Davidson, County, Tennessee.
Northcrest Commons Homeowners Association of record in Instrument Number 20170124-00079624, in the Register's Office for Davidson County, Tennessee.
Signage and Decorations Policy for Northcrest Commons Homeowners Association of record in Instrument Number 20170714-0071121, in the Register's Office for Davidson County, Tennessee.
Fine and Penalty Policy for Northcrest Commons Homeowners Association of record in Instrument Number 20170714-0071122, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 237 Northcrest Commons Circle Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of July, 2018.

Meredith Frazier

STATE OF North Carolina)
COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Meredith Frazier, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of July, 2018.

Notary Public
My Commission Expires: April 29, 2023

Brittany Dash
NOTARY PUBLIC
Durham County, NC
My Commission Expires April 29, 2023