Karen Y Johnson Davidson County
Batch# 135952 DEEDWARR
09/04/2018 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20180904-0087168

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180817429

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $225,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2018.

Notary Public
My Commission Expires: 7-26-21

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anne Taylor and Marshall Taylor 423 Summit Ridge Place Nashville TN 37215	New Owner	Tax Parcel ID No. 131050B42300CO

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, **Dianne M. Dunn, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anne Taylor and Marshall Taylor, wife and husband**, ("Grantees"), its 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 423 on the plan of Four Seasons, a Condominium Development together with the undivided interest in the common elements appurtenant to said unit as set forth in the Master Deed establishing Four Seasons, a Condominium of record in Plat Book 6841, Page 349, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Dianne M. Dunn, an unmarried woman by Warranty Deed from Kristen C. Rice (formerly Kristen A. Comstock, an unmarried woman), recorded on the 19th day of June, 2014 in Instrument No. 20140619-0053529, in the Register's Office of Davidson County, Tennessee. James Worden joins in this conveyance for the purpose of conveying all right, Title and interest he may have in and to the above described property as spouse of Dianne M. Dunn.

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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master deed establishing Four Seasons Condominium of record in Plat Book 6841, Page 349, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Subject to Easement of record in Book 5158, Page 230, said Register's Office.

Subject to Sale and Assignment of record in Book 5388, Page 503, said Register's Office.

Subject to Warranty Deed of record in Book 4821, Page 20, said Register's Office.

Subject to Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, for the construction and maintenance of sanitary sewer lines of record in Book 5271, Page 430, said Register's Office.

Subject to all items on Plan of record in Book 5050, Page 30, said Register's Office.

Subject to Ingress-Egress Easement of record in Book 5158, Page 851, said Register's Office.

Subject to Public Utility Easement "A" and Public Utility Easement "B" of record in Book 5158, Page 851, said Register's Office.

This is improved property located at 423 Summit Ridge Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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 31st day of August, 2018.

Dianne M. Dunn

James Worden

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

* and James Worden

Witness my hand, at office, this 31st day of August, 2018.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019