Karen Y Johnson Davidson County
Batch# 183723 DEEDWARR
01/14/2019 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20190114-0003790

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Estate of Barbara K. Filbert

TO: Melissa Perry
230 Wyndom Ct
Goodlettsville TN 37072

MAP & PARCEL:
026-06-0A-014.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Michelle Kaprelian, Administrator of the Estate of Barbara K. Filbert, **Grantor herein**; have bargained and sold and by these presents do convey unto Melissa Perry, Grantee herein, her heirs, successors and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 14 of Plan of the Final Plat of the Townhomes at Windsor Green Subdivision, Phase 1 of record in Plat Book 8250, page 995, Register's Office of Davidson County, Tennessee, as amended by the Resubdivision for Phase 1B of The Townhomes at Windsor Green, of record at Instrument No. 20010813-0086903, said Register's Office, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Barbara K. Filbert, unmarried, from Dial Properties, LCC by Warranty Deed dated April 12, 2002 and recorded April 18, 2002 of record at Instrument No. 20020418-0048549, Register's Office of Davidson County, Tennessee, and as corrected by the Scrivener's Affidavit of record at Instrument No. 201901140003789, said Register's Office. Barbara K. Filbert having since died May 9, 2018, and by court order of record in File Case No. 18P-954, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, directed the Administrator to sell the property.

This conveyance is subject to the lien of 2018 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to All setbacks, easements, restrictions and other matters as shown on the plat of record for The Townhomes at Windsor Green, Phase 1 recorded November 13, 1998 of record in Book 8250, page 995, and as amended on August 13, 2001 of record in as Instrument No. 20010813-0086903, Register's Office of Davidson County, Tennessee; Grant of Easement dated March 15, 2017 conveyed by Windsor Green Homeowners Association, Incorporated to Comcast of Nashville I, LLC recorded November 27, 2017 of record as Instrument No. 20171127-0120860, said Register's Office; Cable Television Easement and Maintenance Agreement dated August 25, 1998 conveyed by Dial Properties to InterMedia Partners Southeast, L.P. dba InterMedia

Windsor Green Services Area including, but not limited to, easements, assessments, special assessments, charges and liens, dated and recorded October 18, 1984 of record in Book 6406, page 929, said Register's Office; All the provisions of the Tennessee "horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter tor the administration thereof; and is subject to easements rights and interest 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; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws of record; and all other matters of record.

This is improved property known as 230 Wyndom Court, Goodlettsville, TN 37072 and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her heirs, successors and assigns forever. I do covenant with Grantee that the Estate is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind the Estate to warrant and forever defend the title unto said real property unto the Grantee, her heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 7th day of January, 2019.

Michelle Kaprelian (admnst)
Michelle Kaprelian
Administrator of the Estate of Barbara K. Filbert

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Michelle Kaprelian, Administrator of the Estate of Barbara K. Filbert, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 7th day of January, 2019.

NOTARY PUBLIC

My commission expires: 7/17/21

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

SWORN to and subscribed before me,
this the 7 day of January, 2019.

NOTARY PUBLIC

My commission expires: 3-8-21

201901140003790

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON