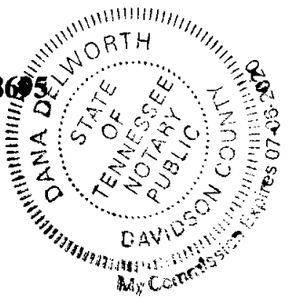
THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181218695



Karen Johnson Davidson County
Batch# 183746 DEEDWARR
01/15/2019 08:31:43 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00



20190115-0003859

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $380,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of January, 2019.

Notary Public
My Commission Expires: 7/6/20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cheryl B. Cogswell, Trustee of the Cheryl B. Cogswell Revocable Living Trust, dated December 23, 2009 222 Polk Avenue Apt 403 Nashville TN 37203	New Owner	Tax Parcel ID No. 093-05-2A-114.00-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, **Tony Awtry and wife, Tonya Awtry** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cheryl B. Cogswell, Trustee of the Cheryl B. Cogswell Revocable Living Trust, dated December 23, 2009**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 403 of Watauga Condominiums (formerly known as Polk Manor Condominiums), a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Watauga Condominiums (formerly known as Polk Manor Condominiums) of record in Book 6339, Page 281, and amended in Book 6697, Page 889 and amended and restated in Instrument No. 20061025-0132105, Affidavit recorded in Instrument No. 200610260132845 and amended in Instrument No. 20180123-0007047 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Tony Awtry and wife, Tonya Awtry and Tiffany Awtry as tenants in common with a right of survivorship by Warranty deed from Todd Ivester and wife Wendy Ivester of record in Instrument No. 20100216-0011655 Register's Office for Davidson County, Tennessee, dated February 12, 2010 and recorded on February 16,2010.

Being the same property conveyed to Tony Awtry and wife Tonya Awtry by Quitclaim Deed from Tiffany Awtry nka Tiffany Awtry Pirtle of record in Instrument No. 20190115-0003858 Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-BR18-222403

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 due and payable, and now delinquent.

The premises herein insured is a condominium apartment established pursuant to 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 for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Watauga Condominium (fka Polk Manor Condominium)of record in Book 6339, Page 281, amended in Book 6697, page 889 and Amended and Restated in Instrument No. 20061025-0132105 , Affidavit recorded in Instrument No. 200610260132845 and amended in Instrument No. 20180123-0007047, Register's Office for Davidson County, Tennessee.

Charter of Watauga Condominiums Homeowner's Association, Inc. of record in Instrument Number 20061005-0123859, in the Register's Office for Davidson County, Tennessee.

Charter of Watauga Condominiums, Inc. of record in Instrument Number 20061017-0128710, 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.

This is improved property located at 222 Polk Avenue Apt 403 Nashville TN 37203

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 11th day of January, 2019.

Tony Awtry

Tonya Awtry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tony Awtry and Tonya Awtry, 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 11th day of January, 2019.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020