THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190118956**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $412,000.00. Affiant Subscribed and sworn to before me, this 21st day of February, 2019. Notary Public My Commission Expires: 9-4-19

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 199328 DEEDWARR
02/26/2019 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20190226-0017340

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katherine M. Robinson 1801 Apple Ridge Circle Nashville TN 37211	SAME AS NEW OWNER	Tax Parcel ID No. 172-14-0A-107.00-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, **John E. Condon and wife, Sherry C. Condon** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Katherine M. Robinson and Adam Robinson, married**, ("Grantee"), 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 Lot No. 36 on the Plan of Section Three, Revision to Lots 36-40, Wexford Downs, of record at Instrument No. 20040415-0042522, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to John E. Condon and wife, Sherry C. Condon by Warranty deed from Beazer Homes Corp. d/b/a Phillips Builders of record in Instrument No. 20040526-0061736 Register's Office for Davidson County, Tennessee, dated May 21, 2004 and recorded on May 26, 2004.

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 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20000810-0079246, Register's Office of Davidson County, Tennessee.

All matters shown on the PUD Boundary Plat of record in Book 9700, Page 221, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10292, Page 51, Book 10792, Page 822 and Instrument No. 20000810-0079498, 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.
HOA Charter of record in Book 10500, Page 444, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed conveying common area to HOA of record in Instrument Number 20040311-0028010, in the Register's Office for Davidson County, Tennessee.

Easement granted to BellSouth Telecommunications of record in Book 10529, Page 560 and Instrument No. 20020807-0095117, in the Register's Office for Davidson County, Tennessee.

Easement granted to Nashville Gas Co. of record in Book 10359, Page 615, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 10357, Page 925, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance to Metro Government (Sanitary Sewer) of record in Book 11201, Page 766 and Book 11444, Page 177, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance to Metro Government (Water Main) of record in Book 11444, Page 149, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1313 Wexford Downs Ln a/k/a 1801 Apple Ridge 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, Grantors have executed this instrument on this 21st day of February, 2019.

John E. Condon

Sherry C. Condon

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at office, this 21st day of February, 2019.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County