Karen Johnson Davidson County
Batch# 234139 DEEDWARR
05/23/2019 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20190523-0048980

G#31850-2

34731

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$400,000.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of May, 2019.

Notary Public

My commission expires: October 7, 2019
(AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cecilia Pilar Chung Nakandakari	SUNTRUST BANK	**10413A06900CO**
401 Bowling Avenue #77	901 Semmes Ave.	
Nashville, TN 37205	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Rosalie A. Crispin, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cecilia Pilar Chung Nakandakari, unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Building Site No. 69 on the Site Plan of Richmeade Place, Section Four, of record in Book 5210, Page 16, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to John Crispin and wife, Rosalie A. Crispin, by Warranty Deed dated November 15, 2001, from Gerald H. Langley, unmarried, of record in Instrument No. 20011120-0127090, Register's Office for Davidson County, Tennessee. Said interest is now vested in Rosalie A. Crispin as surviving tenant by the entirety, the said John Crispin died May 14, 2014.

THIS instrument is being executed on behalf of Rosalie A. Crispin, pursuant to a Limited Power of Attorney executed by her on the 18th day of April, 2019, of record in Instrument No. _____201905230048979_____, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 5210, Page 16, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions, By-Laws and Restrictions for Richmeade Place, of record in Book 4941, Page 637, amended in Book 5036, Page 338, supplemented in Book 5019, Page 946, in Book 5039, Page 256, in Book 5094, Page 473, in Book 5238, Page 385, in Book 5408, Page 210, and in Book 5733, Page 628, all in the Register's Office for Davidson County, Tennessee;

3) By-Laws of Richmeade Place Homeowners Association, Inc., of record in Book 4941, Page 688, amended in Book 5213, Page 945, said Register's Office;

4) Charter of Incorporation of Richmeade Place Homeowners Association, Inc., of record in Book 4942, Page 633, Register's Office for Davidson County, Tennessee;

5) Easement to Comcast of Nashville 1, LLC, of record in Instrument No. 20140328-0025605, said Register's Office; and,

6) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

This is improved property, known as: **401 Bowling Avenue #77, Nashville, TN 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **21st** day of **May, 2019.**

Rosalie A. Crispin BY Andrew ATTORNEY IN FACT
Rosalie A. Crispin By Andrew Wood, her Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Andrew Wood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Rosalie A. Crispin,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Rosalie A. Crispin** for the purpose therein contained, by signing the name of **Rosalie A. Crispin** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **May, 2019.**

Katherine Goodson
Notary Public

My Commission Expires: Jan. 3, 2023



True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

