THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420183**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $310,000.00 Affiant Subscribed and sworn to before me, this 29th day of May, 2019. Notary Public My Commission Expires: 9-6-22

Karen Johnson Davidson County
Batch# 236212 DEEDWARR
05/30/2019 09:37:33 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20190530-0051087

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
[illegible] BLVD AVE

WARRANTY DEED

Address New Owner: Samantha Bell 601 Old Hickory Blvd #24 Nashville TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171-03-0B-218.00CO

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, **Tamara D. Jacobs, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samantha Bell,** _____, ("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 Lot No. 24, on the Plan of Phase Two, Section Six, Townhomes of Fredericksburg, as shown on plat of record in Plat Book 9700, Pages 953 and 954, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tamara D. Jacobs by Warranty Deed from William C. Gamble III and wife, Christy L. Gamble, recorded on the 23rd day of September, 2002 in Instrument No. 20020923-0115683, in the Register's Office of Davidson County, Tennessee.

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 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TOWNHOMES OF FREDERICKSBURG, PHASE TWO, SECTION SIX, as recorded in Plat Book 9700, Page(s) 953-954.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7798, Page 843, Book 8920, Page 65, amended in Book 9500, Page 393, Book 9860, Page 840, Book 10126, Page 435, Book 10224, Page 683, corrected in Book 10294, Page 850, Book 10694, Page 541, Book 11550, Page 531, Book 11682, Page 75 and Instrument No. 200007180070558, re-recorded at Instrument No. 20050705-0076596.

Easement for Sewer and Storm drainage, etc, recorded in Book 7358, Page 643, Book 7993, Page 269 and Book 9607, Page 431.

Easement for Permanent drainage, recorded in Book 7851, Page 712.

Easement for Site drainage, recorded in Book 10012, Page 756.

Easement for Broadband Communication to Comcast of Nashville I, LLC, recorded in Instrument No. 20131021-0109635.

Deed from Pulte Homes Tennessee Limited Partnership to Fredericksburg Townhome Association, Inc. for the Common Area recorded in Book 11753, Page 208.

This is improved property located at 601 Old Hickory Blvd #24 Nashville TN 37027

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 29th day of May, 2019.

Tamara D. Jacobs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tamara D. Jacobs, 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 29th day of May, 2019.

Notary Public

My Commission Expires:

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022