return to:

DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

WARRANTY DEED

Karen Johnson Davidson County
Batch# 240511 DEEDWARR
06/07/2019 10:54:58 AM 2 pgs
Fees: $13.00 Taxes: $2,664.00

20190607-0054694

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-23-23
(AFFIX SEAL)

BROOKE SHOAF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richmond S. Dougall	New Owner	
(NAME)	(NAME)	117-13-0B-092.00-CO
308 Saint James Park		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD FERRARA AND JEANNINE FERRARA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHMOND S. DOUGALL, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of A Plat of Phase One of Abbottsford, A Planned Unit Development of record in Plat Book 6250, Page(s) 419 through 421, inclusive, amended in Book 6771, Page 683 and in Book 6800, Page 164, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald Ferrara and Jeannine Ferrara, husband and wife by Warranty deed from Carolyn O. Smith, unmarried of record in Instrument No. 20180412-0034534 Register's Office for Davidson County, Tennessee, dated April 06, 2018 and recorded on April 12, 2018.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 419 through 421, inclusive as Amended in Book 6619, Page 931, Book 6771, Page 683, Book 6800, page 164, Register's Office for Davidson County, Tennessee.
- A Subdivision Plat of the Frank R. Leu Property of record in Book 6250, Page 418.
- Covenants, Conditions and Restrictions of record in Book 6478, Page 177, Book 6530, Page 242, Book 6537, Page 303, Book 8106, Page 1, Book 10458, Page 810, Book 6576, Page 509 and Amended and Restated in Book 6578, Page 302, Instrument No. 20010514-0049648 and re-recorded in Instrument No. 20010502-0045152, Instrument no. 20010330-0030930, Instrument No. 20131218-0127945 and, Instrument No. 20131218-0127946, Instrument No. 20160523-0051266, Instrument No. 20150511-0042928, Instrument No. 20160523-0051264, Instrument No. 20160523-0051265, Register's Office for Davidson County, Tennessee.
- Charter of Abbottsford Homeowner's Association of record in Book 6548, Page 213, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Abbottsford Homeowner's Association of record in Book 7175, Page 761, in the Register's Office for Davidson County, Tennessee.
- By-laws of record in Book 8627, Page 254, Book 9381, Page 876 and Instrument No. 20131218-0127949, in the Register's Office for Davidson County, Tennessee.
- Water Line Easements of record in Book 1286, Page 690, Book 1037, Page 572 and Book 6928, Page 934, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6555, Page 328, in the Register's Office for Davidson County, Tennessee.
- Abbottsford Homeowners Association, Inc. Parking Rules recorded on March 07, 2014 as Instrument Number 20140307-0019563, in the Register's Office for DavidsonCounty, Tennessee.
- Abbottsford Homeowners Association, Inc. Leasing Rules recorded on April 08, 2014 as Instrument Number 20140408-0029142, in the Register's Office for DavidsonCounty, Tennessee.
- Reciprocal Easements Agreements of record in Book 6478, Page 177, in the Register's Office for Davidson County, Tennessee.

- Restrictive Covenants for Abbottsford of record in Book 6591, Page (s) 347 and 352, Book 6601, Page 966, Book 6607, Page(s) 519, 524 and 529, Book 6592, Page 400, Book 6619, Page(s) 936, 941 and 946, Book 6628, Page 721, Book 6638, Page(s) 351, 356, 361, 366, 371, 376, Book 6653, Page(s) 113, 118, 124, 129 and 134 and Amended in Book 6680, Page 496, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **308 Saint James Park, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 31st DAY OF MAY, 2019.

Ronald Ferrara

Jeannine Ferrara

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD FERRARA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2019.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEANNINE FERRARA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2019.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020