THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34827-05-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $391,250.00. Affiant Subscribed and sworn to before me this 10th day of June, 2019. Notary Public My Commission Expires: Jan. 3, 2023

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Olivia Anne Windsor, Garrett Lawrence Jones 5904 A Carl Place Nashville, TN 37209	**Send Tax Bills To:** CapStar Bank 2002 Richard Jones Rd Ste 300A Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 091 06 0 Q 001 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, **Joseph M. Conway, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Garrett Lawrence Jones, an unmarried man, as to an undivided 50% interest, and Olivia Anne Windsor, an unmarried woman, as to an undivided 50% interest, as joint tenants with right of survivorship.** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5904 A Carl Place, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 242103 **DEEDWARR**
06/12/2019 09:22:00 AM 3 pgs
Fees: $18.00 Taxes: $1,447.62
20190612-0056272

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of June, 2019.

Joseph M. Conway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 10th day of June, 2019.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 5904 Carl Place Cottages, a horizontal property regime with private elements established by Declaration in Instrument No. 20150708-0066217, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Joseph M. Conway by deed dated May 10, 2016 from Construct-All USA, Inc, a Tennessee Corporation of record in Instrument No. 20160516-0048445, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 091 06 0 Q 001 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 5904 Carl Place Cottages, of record in Instrument No. 20150708-0066217, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20150708-0066217, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 2330, page 39, Register's Office for Davidson County, Tennessee.