WARRANTY DEED

Karen Johnson Davidson County
Batch# 257042 DEEDWARR
07/15/2019 10:58:44 AM 2 pgs
Fees: $13.00 Taxes: $1,015.65

20190715-0068797

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $274,500.00

Affiant

Subscribed and sworn to me on July 12, 2019

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32531

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Darryl A. Deaton Jennifer L. Deaton 2080 Eucalyptus Way Nolensville, TN 37135	NEW OWNER	117-3-C-143.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Deborah A. Zalepa, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Darryl A. Deaton and Jennifer L. Deaton, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 143, as shown on the map entitled Hillsboro Place Condominiums, of record in Book 5200 page 725, amended in Book 5200, pages 757 and 758, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deborah A. Zalepa, unmarried, by Warranty Deed dated January 7, 2013 and recorded January 15, 2013, from Margaret Avery Wilson n/k/a Margaret Avery Wilson Young and husband Conan Young, of record as Instrument No. 20130115-0004844, Register's Office for Davidson County, Tennessee.

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

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. A storm water detention agreement of record in Book 6128, page 852, said Register's Office for Davidson County, Tennessee.
3. An easement for sanitary sewer purposes of record in Book 3531, page 542 and Book 4158, page 43, Register's Office for Davidson County, Tennessee.
4. Permanent easements for the construction and maintenance of electrical power transmission lines and/or underground sanitary sewers of record in Book 4633, page 468 and Book 4653, page 915, Register's Office for Davidson County, Tennessee.
5. Provisions of the condominium Master Deed of record in Book 6244, page 394, as amended in Book 6285, page 209, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth

restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for a more particulars; but deleting any covenant, condition or restriction would violate 42 USC 3604c.

This property is also known as improved property located at 143 Hillsboro Place, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 12th day of July, 2019.

Deborah A. Zalepa by Terri Rutherford as attorney-in-fact

Deborah A. Zalepa by Terri Rutherford
By: Terri Rutherford, Attorney In Fact

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terri Rutherford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Deborah A. Zalepa, as her Attorney in Fact, as the free act and deed of the within named Deborah A. Zalepa.

Witness my hand and official seal on July 12, 2019.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021