Karen Johnson Davidson County
Batch# 262978 DEEDWARR
07/26/2019 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20190726-0073979

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0578

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ann Marie Haugh, an unmarried woman	NEW OWNER	Map: 142090A01200
(NAME) 10340 South Longwood Drive	(NAME)	
(ADDRESS) Chicago, IL 60643	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($170,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROBERT HARRIS LEE, EXECUTOR OF THE ESTATE OF RHEA ANN LEE,

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

ANN MARIE HAUGH, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 104A on the Plan of Doral Country Villa Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed in Book 2011, Page 395, amended in Book 5015, Page 251, further amended in Book 5124, Page 167 and Instrument Number 200705040053687, and the By-Laws appended thereto in Book 5011, Page 429, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Doral Country Villa Condominiums of record in Book 4860, Page 96, said Register's Office, for a more complete description.

Being the same property conveyed to Rhea Ann Lee, an unmarried woman, by deed from William John Addison and Michelle Addison, husband and wife, of record in Instrument No. 201004300032867, dated April 27, 2010, Register's Office for said County. The Grantor herein executes this instrument as Executor of the Estate of Rhea Anne Lee pursuant to the authority granted by the Will of the Defendent of record in the Probate Court of Davidson County, Tennessee, File No. 18P1642.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4860, Page 96, said Register's Office.

Charter for HOA of record in Book 5220, Page 112, said Register's Office.

Easement to Comcast of record in Instrument No. 20180611-0055670, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5011, Page 395, amended in Book 5015, Page 251, Book 5119, Page 749, Book 5124, Page 163, Book 5124, Page 167, Book 5194, Page 136, Instrument No. 20070504-0053687 and

Instrument No. 20151130-0120647 and Book 5011, Page 429, amended in Instrument Number 20070523-0061626, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 839 Todd Preis Dr., Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 our hands this 26th day of July, 2019.

Estate of Rhea Ann Lee
BY: Robert Harris Lee
Robert Harris Lee, Executor

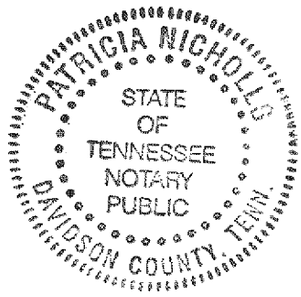
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert Harris Lee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the of Estate of Rhea Ann Lee the within named bargainer, and corporation, and that he/she as such being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of July, 2019.

My Commission Expires: 5/5/20

Notary Public



True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.