THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190721944** Karen Johnson Davidson County Batch# 277294 **DEEDWARR** 08/28/2019 12:34:44 PM 2 pgs Fees: $13.00 Taxes: $573.50 20190828-0086830	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $155,000.00. Affiant Subscribed and sworn to before me, this 27th day of August, 2019. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Bryan W. Thompson and Eric A. Thompson 3703 Westbrook Ave Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-03-0B-173.00-CO

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, **Susan Allyne Norton, unmarried and and Gerald E. Norton, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan W. Thompson, married and Eric A. Thompson, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. K-15, Parcel No. 173, of the Villager Condominiums, as of record in Book 5200, Page 154, said Register's Office, to which reference is hereby made for a more complete and accurate description of said Unit.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging as set forth in the Master Deed Establishing a Horizontal Property Regime of the Villager Condominiums as of record in Book 5434, Page 665, and the Bylaws appended thereto of record in Book 5434, Page 708, Register's Office for Davidson County, Tennessee, including without limitation such unit's undivided percentage interest in the land and common elements.

Being the same property conveyed to Gerald E. Norton, Sr., and wife, Anne Y. Norton by Warranty deed from Gerald E. Norton, Jr., an unmarried person of record in Book 6328, page 109, Register's Office for Davidson County, Tennessee, dated June 28, 1984 and recorded on June 29, 1984.

The said Gerald E. Norton, Sr. died on July 18, 2014, leaving Anne Y. Norton as surviving tenant by the entirety. Anne Y. Norton died on January 27, 2018 and by her will, in case no. 18P829 of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, she devised this property to her children, Susan Allyne Norton and Gerald Everett Norton, Jr.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 154 and Book 5200, Page 201, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-

27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villager Condominiums of record in Book 5434, Page 665 with Deed of Correction for Master Deed of Villager Condominium recorded in Book 5487, Page 967 and Rules and Regulations of Villager Condominium recorded as Instrument No. 20090616-0055824, Register's Office for Davidson County, Tennessee.

Charter of Villager Homeowners Association, Inc. of record in Book 5441, Page 815, in the Register's Office for Davidson County, Tennessee.

First Amendments to the By-Laws of the Villager Homeowners Association, Inc. of record in Instrument Number 20080416-0038631, in the Register's Office for Davidson County, Tennessee.

Easement for Right of Way Granted to State of Tennessee of record in Book 4808, Page 424, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20130916-0097052, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2601 Hillsboro Pike K15 Nashville TN 37212

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 27th day of August, 2019.

Susan Allyne Norton

Gerald E. Norton, Jr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan Allyne Norton and Gerald E. Norton, Jr., 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 27th day of August, 2019.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020