WARRANTY DEED

Karen Johnson Davidson County
Batch# 286568 DEEDWARR
09/16/2019 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,409.70
20190916-0093822

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $381,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of September, 2019.

Notary Public

My commission expires: 7.5.2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — DEMORRIS WHITE — COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cali Wilkins	owner at owners	[illegible]
308 Colbert Way	address	084-01-0F0026.00 CO
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Wendy S. Day and Thomas Wayne Day, wife and husband

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

Cali Wilkins, a married 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. 26 on the Plan of Joule, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Joule, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160815-0084729, as amended in Instrument No. 20170426-0041065 and in Instrument No. 20171204-0123409, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "B". Reference is hereby made to the Plan of Joule, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20160815-0084729, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Wendy S. Day and Thomas Wayne Day, wife and husband by Deed dated December 20, 2018, from Joule, LLC, a Tennessee limited liability company of record in Instrument No. 20181228-0125736, said Register's Office for Davidson County, Tennessee.

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

1) **The Plan of record as shown as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160815-0084729, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions and Restrictions for Joule of record in Instrument No. 20160815-0084729, as amended in Instrument No. 20170426-0041065 and in Instrument No. 20171204-0123409, said Register's Office. Bylaws appended thereto as Exhibit "B" and further see Charter for Joule Homeowners Association, Inc., as appended thereto as part of Exhibit "E".**

3) **Easement as set out in Deed of record in Book 2903, Page 520, said Register's Office.**

4) **Easement for a Trunk Sanitary Sewer of record in Book 3498, page 632, said Register's Office.**

5) **Agreement for Dedication of Easement for Sanitary Sewers and /or Storm Drainage of record in Book 4154, page 190, said Register's Office.**

6) **Declaration of Restrictions and Covenants for Stormwater Sewer Facilities and Systems of record in Instrument No. 20151102-0111071, said Register's Office.**

7) **Agreements for Dedication of Public Street Right-of-Way of record in Instrument No. 20151221-0128088 and in Instrument No. 20160108-0002230, said Register's Office.**

8) **Articles of Organization Limited Liability Company for Joule, LLC of record in Instrument No. 20160127-0008019, said Register's Office.**

9) **Public Access Easement of record in Instrument No. 20160518-0049528, said Register's Office.**

10) **Agreement for Maintenance of Landscape Buffer of record in Instrument No. 20160815-0084730, said Register's Office.**

11) **Easement by and between Comcast of Nashville I, LLC of record in Instrument No. 20180207-0012285, said Register's Office.**

12) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 308 Colbert Way, Nashville, TN 37206

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 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 my/our hand(s) this **11th** day of **September, 2019.**

Wendy S. Day

Thomas Wayne Day

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Wendy S. Day and Thomas Wayne Day,** the within named seller, 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 at Nashville, Tennessee, this **11th** day of **September, 2019.**

Notary Public

My Commission Expires:_____

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019