# WARRANTY DEED

Karen Johnson Davidson County
Batch# 288075 DEEDWARR
09/19/2019 09:25:13 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20190919-0095041

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 12-04-22
(AFFIX SEAL)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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

File No.: 19-0710

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Trevor Dossen | Ameris Bank | Map: 109050D16500 |
| (NAME) | (NAME) | |
| 1813 Lincoya Bay | 1800 Parkway PL #820 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Marietta, GA 30067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($180,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**PENNY COLBERT AND WILLIAM COLBERT, SR., WIFE AND HUSBAND**,

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

**TREVOR DOSSEN, AN UNMARRIED MAN**,

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. 1813 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Penny Colbert and William Colbert, Sr., wife and husband, by deed from 70 South Associates, LLC, a Tennessee limited liability company, of record in Instrument No. 20060404-0037987, dated March 31, 2006, Register's Office for said County.

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 Instrument No. 20050923-0114373, said Register's Office; (3) Charter for Homeowner's Association of record in Instrument No. 20060314-0028980, said Register's Office; (4) Easement for Lakes Apartments of record in Book 5406, Page 470, Book 6185, Page 216, Book 7121, Page 169, Book 7498, Page 726, and Instrument No. 20000331-0032369, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20040628-0076712, Instrument No. 20041028-0129585, Instrument No. 20050923-0114373, and Instrument No. 20180420-0037271, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1813 Lincoya Bay, Nashville, TN 37214
(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 16th day of September, 2019.

Penny Colbert

William Colbert, Sr.

STATE OF MARYLAND
COUNTY OF Prince Georges County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Penny Colbert and William Colbert, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 16th day of September, 2019.

My Commission Expires:

Notary Public

XAVERIA REGINA SORRELL
Notary Public
Prince George's County
Maryland
My Commission Expires Aug. 07, 2022