WARRANTY DEED

Karen Johnson Davidson County
Batch# 295272 DEEDWARR
10/03/2019 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20191003-0100971

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$439,900.00**.

Affiant

Subscribed and sworn to before me, this the **30th** day of **September 2019.**

Notary Public

My commission expires: 4-13-22

(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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
Colton A. Ashby		**091-06-0-P-003.00co**
Catherine A. Ashby	Churchill Mortgage Corp.	
5604 Morrow Road	7101 Old Hickory Blvd. #400	
Nashville, TN 37209	Brentwood, TN 37027	

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,

Frank Alan Forbush, a married man

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

Colton A. Ashby and Catherine A. Ashby, husband and wife

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. 3 on the Plan of Kenrow, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Kenrow, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150414-0032912, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of Kenrow, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20150414-0032912, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING all of the same property conveyed to Frank Alan Forbush, a single man by Deed dated July 20, 2016 from Carbine & Associates, LLC, a Tennessee limited liability company, of record in Instrument No. 20160726-0076710, Register's Office for Davidson County, Tennessee. Frank Alan Forbush was erroneously conveyed in previous Warranty Deed as a single man. Frank Alan Forbush is a married man.

The property conveyed herein is not the place of residence of the Grantor or his spouse.

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

1) All matters shown on the Plan as shown on Exhibit "C" to the Declarations of record in Instrument No. 20150414-0032912, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions, and Restrictions for Kenrow, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150414-0032912, First Supplementary Declaration of record in Instrument No. 20160205-0011226, Register's Office for Davidson County, Tennessee;

3) First Amendment to By-Laws of Kenrow Townhouse of record in Instrument No. 20160205-0011227, Second Amendment to By-Laws of record in Instrument No. 20190715-0068763, Register's Office for Davidson County, Tennessee;

4) All matters as shown on the Plan of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee;

5) Easement to the City of Nashville of record in Book 1493, Pages 500 and 510, Register's Office for Davidson County, Tennessee;

6) Exceptions to Easement of record in Book 5513, Page 125, Register's Office for Davidson County, Tennessee;

7) Charter of Kenrow Townhouse Corporation of record in Instrument No. 20150513-0043681, Register's Office for Davidson County, Tennessee;

8) Taxes for 2019, have been prorated between the parties and were paid by the Grantor herein and for the subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **5604 Morrow Road Nashville, TN 37209**

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 **30th** day of **September, 2019.**

Frank Alan Forbush

Frank Alan Forbush

DIANNE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY
MY COMMISSION EXPIRES JUNE 04, 2023

STATE OF TENNESSEE)
COUNTY OF Washington **)**

Personally appeared before me, a Notary Public of said County and State, **Frank Alan Forbush,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Johnson City (City), Tennessee, this **30th** day of **September, 2019.**

Dianne Taylor

Notary Public

My Commission Expires: 6/4/2023

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

