Karen Johnson Davidson County
Batch# 299052 DEEDWARR
10/10/2019 11:57:30 AM 4 pgs
Fees: $23.00 Taxes: $2,192.25
20191010-0104008

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $592,500.00. Affiant Subscribed and sworn to before me, this 7th day of October, 2019. Notary Public My Commission Expires: 5-2-22

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

Address New Owner As Follows: John W. Stokes, IV & Linley P. Stokes 4227 Savannah Place Nashville, TN 37204	Send Tax Bills To: ~~Synovus Bank~~ c/o SYNOVUS MORTGAGE CORP 800 SHADES CREEK PKWY BIRMINGHAM, AL 35209	Map-Parcel Number: 132-05-0A-002.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAREN JARRATT, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOHN W. STOKES, IV AND LINLEY P. STOKES, HUSBAND AND WIFE**, hereinafter

JWS IV

LPS

Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Unit No. 4227 on the Condominium Plat of Lot 5, Jewel Estates, of record in Plat Book 9700, page 235, Register's Office for Davidson County, Tennessee, and further established by the Master Deed of Savannah Place of record in Book 10183, page 71, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Karen Jarratt, unmarried, by deed from Keri Kozlowski and husband, Brandon Kozlowski, of record as Instrument No. 20150522-0047641, dated May 22, 2015, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. County taxes for the year 2020 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom

2. Matters shown on the Plan of record in Plat Book 9700, page 14, as amended in Plat Book 9700, page 235, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 and ByLaws establishing a Horizontal Property Regime of Condominiums, of record in Book 10183, page 71, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants as set out in the Instrument(s) of record in Book 1786, page 501, Book 1969, page 609, Book 2154, page 458, Book 3529, page 623 and Book 10052, page 8, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4100, page 127, Register's Office for Davidson County, Tennessee.

6. Right of Way Easement as set out in the Warranty Deed of record in Book 10052, page 4, Register's Office for Davidson County, Tennessee.

7. Water Main Easement as set out in the Deed of Conveyance of record in Book 10131, page 856, Register's Office for Davidson County, Tennessee.

8. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **4227 Savannah Place, Nashville, TN 37204**.

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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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.

WITNESS my hand this 7 day of October, 2019.

Karen Jarratt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Jarratt, the within named bargainor, 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 7 day of October, 2019.

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

Notary Public

My Commission Expires: _____

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022