THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190922659** Karen Johnson Davidson County Batch# 300786 DEEDWARR 10/15/2019 08:52:23 AM 2 pgs Fees: $13.00 Taxes: $1,618.75 20191015-0105354	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $437,500.00. Affiant Subscribed and sworn to before me, this 10th day of October, 2019. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Scott Waldrop Jr. and Ted Richmond Wright 3704 P Estes Road Nashville TN 37215	New Owner	Tax Parcel ID No. 116-12-0A-015.00-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, **Cecil D. Jones, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Scott Waldrop Jr. and Ted Richmond Wright, married to each other**, ("Grantees"), their 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. 15 of Phase V, Estes Glen Residential Condominiums, a horizontal property regime established pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Book 4885, page 50 and supplemented in Book 5190, page 47, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof; together with the same apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Cecil D. Jones Jr. and wife, Jane E. Jones by Warranty deed from Wynelle Sanders and Lana K. Howard and Travis Mckay Keese of record in Instrument No. 20091116-0105152 Register's Office for Davidson County, Tennessee, dated November 11, 2009 and recorded on November 16, 2009.

Jane E. Jones now being deceased on March 27, 2019 in Davidson County, Tennessee.

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 2020, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 4885, Page 50 and Supplemented in Book 5190, Page 47, 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 Estes Glen of record in Book 4923, Page 411, amended in Book 4927, Page 793 and in Book 5239, Page 922, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 6897, Page 681 and Book 7121, Page 128, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Plat Book 5060, Page 138, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 5202, Page 388 and Book 5204, Page 837, Register's Office for Davidson County, Tennessee.

Utility Easement of record in Book 5229, Page 478, 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 3704 P Estes Road Nashville TN 37215

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 10th day of October, 2019.

Cecil D. Jones, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cecil D. Jones, 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 10th day of October, 2019.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021