WARRANTY DEED

Karen Johnson Davidson County
Batch# 312770 DEEDWARR
11/07/2019 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20191107-0115158

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL) 10/2/23

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chenelle K. Green	NEW OWNER	062-02-0B-213.00CO
(NAME) 4617 Cather Court	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Cindy Dupree Holloway FKA Cindy Dupree, married, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Chenelle K. Green, an unmarried woman and Robert C. Moody, Jr., an unmarried man and Latonya R. Green, an unmarried woman, as tenants in common with right of survivorship, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 157 on the Plan of Abbington Park, Phase One, Section Five, a Planned Unit Development as of record in Instrument No. 200601130005368 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Cindy Dupree, unmarried by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 12/29/2006, of record in Instrument 200610030122118, Register's Office for Davidson County, Tennessee.
Said property is not the marital residence of said Grantor.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

SEE ATTACHED EXHIBIT A

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4617 Cather Court, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 554098
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 31st day of October, 2019. .

Cindy Dupree Holloway FKA Cindy Dupree

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cindy Dupree Holloway FKA Cindy Dupree, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of October, 2019.

Notary Public:
My Commission Expires: 8/6/21

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

EXHIBIT A

- Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20060113-0005368, in the Register's Office of Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030213-0020075, 20040401-00366605, 20040401-0036606, 20040518-0058461, 20041202-00143844, 20041202-0143845, 20041202-0143846, 20041202-0143847, 20041202-0143848, 20041202-0143849, 20041202-0143850, 20041217-0149936, 20041217-0149937, 20041217-0149938, 20041217-0149939, 20041217-0149940, 20041217-0149941, 20041217-0149942, 20041217-0149943, 20050201-0011849, 20050204-0013531, 20050204-0013531, 20050204-0013532, 20050204-0013533, 20050204-0013534, 20060202-0012846, 20161027-0113738 and 20170124-0007830, in the said Register's Office.
- By-Laws of record in Instrument No. 20030303-0027406, in the said Register's Office.
- Charter recorded at Instrument No. 20030303-0027405, in the said Register's Office.
- Easements of record at Instrument No. Book 2242, Page 513, Book 1163, Page 341, Book 1198, Page 525 and Instrument No. 20030109-0004246, as recorded in the said Register's Office.
- Provisions contained in Deed at Book 8377, Page 820, in the said Register's Ofifce.
- Agreements of reocrd in Instrument No. 20030508-00611633 and 20030109-0004246, in the said Registers' Office.
- Common Area/Open Space of record in Instrument No. 20040407-0039568, 20040415-0042646, 20050201-0011847, 20050201-0011848 and 20060202-0012845, in the said Register's Office.

Certificate of Authenticity

I, Venikka Branch, 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 Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021