**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Ste 150**
**Brentwood, TN 37027**

**CRT File No. 191023045**

Karen Johnson Davidson County
Batch# 312946 DEEDWARR
11/07/2019 02:44:00 PM 2 pgs
Fees: $13.00 Taxes: $980.50
20191107-0115305

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 1st day of November, 2019.

Notary Public
My Commission Expires:

STEPHANIE DOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2021

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Rachana N Amin<br>506 Landmark Court<br>Nashville TN 37211 | New Owner | Tax Parcel ID No.<br>147-11-C-004.00-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, **Thuy Tran Webb, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachana N Amin, single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 4 of Landmark Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Landmark Townhomes of record in Instrument Number 20080110-0002933, as amended in Instrument Number 20080220-0016617, Instrument Number 20080305-0022273, and further amended in Instrument Number 20081230-0123435 and Instrument Number 20110930-0075885, which reference to Unit Site Layout Plan attached as Exhibit(s) to said Declaration and amendments is hereby made for a more accurate location and description of said Unit, together with an undivided percentage interest in the Common Elements as set forth in said Declaration, as amended.

Being the same property conveyed to Thuy Tran Webb, a single woman by Warranty deed from Andrew Clark, a married man of record in Instrument No. 20181001-0097379 Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 01, 2018.

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.

Subject to all matters shown on the Plan of record in Plat Book 2663, Pages 66 and 67, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Unit Site Layout Plan attached as Exhibit(s) to the Declaration of Covenants, Conditions and Restrictions and amendments thereto of record in Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617 and Instrument No. 20080305-0022273, and further amended and restated in Instrument No. 20081230-0123435 and Instrument No. 20110930-0075885, Register's Office of Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRES-19-506

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617 and Instrument No. 20080305-0022273, and further amended and restated in Instrument No. 20081230-0123435 and Instrument No. 20110930-0075885, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Amended and Restated By-Laws of record in Instrument No. 20110930-0075886, in the Register's Office for Davidson County, Tennessee.

Conveyance of common area to Landmark Townhomes Homeowners Association, Inc. a Tennessee non-profit corporation of record in Instrument No. 20080220-0016618, in the Register's Office for Davidson County, Tennessee.

Conveyance of water main to Metro Government of record in Book 6846, Page 591, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20071109-0132241, in the Register's Office for Davidson County, Tennessee.

Private Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20071109-0132228, in the Register's Office for Davidson County, Tennessee.

Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20100219-0013000, in the Register's Office for Davidson County, Tennessee.

Landmark Townhomes Rules and Regulations Summary of record in Instrument Number 20170118-0005611, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 506 Landmark Court Nashville TN 37211

**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 1st day of November, 2019.

Thuy Tran Webb

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thuy Tran Webb, 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 1st day of November, 2019.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 13, 2022