WARRANTY DEED

Karen Johnson Davidson County
Batch# 313804 DEEDWARR
11/08/2019 02:45:48 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20191108-0115818

G-JC-19-4425-D105

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Joanna E. Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joanna E. Collins	**CapStar Bank**	
(NAME) **4425 Westlawn Dr Unit D-105**	(NAME) **2002 Richard Jones Road, Suite A300**	**103-08-0A-068.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Nashville, TN 37215**	
(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 consideration, the receipt of which is hereby acknowledged, **JANE K. HOLSTON AND MARY KATHERINE BRADY, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOANNA E. COLLINS, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. D-105 of Westlawn Green, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Westlawn Green, a Condominium of record in Book 5238, Page 863, and By-Laws in Book 5238, Page 872, as amended in Book 5266, Page 22 and Book 6748, Page 423 and Plat recorded in 5200, Pages 20 through 24, inclusive, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Jane K. Holston and Mary Kathryn Brady, as joint tenants with rights of survivorship by Warranty deed from Beth Craver, unmarried of record in Book 10318, page 31, Register's Office for Davidson County, Tennessee, dated April 01, 1984 and recorded on January 13, 1997.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 20 through 24, inclusive, Register's Office for Davidson County, Tennessee.
- 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 Westlawn Green, a Condominium of record in Book 5238, Page 863 and By-Laws in Book 5238, page 872, as amended in Book 5266, Page 22 and Book 6748, Page 423, respectively, in the Register's Office for Davidson County, Tennessee.
- Charter of Westlawn Green Homeowners' Association, Inc. of record in Book 5234, Page 719, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5238, Page 134, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4425 Westlawn Dr Unit D-105, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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), 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 the 6th DAY OF NOVEMBER, 2019.

Jane K. Holston by Kate Nyquist, Attorney In Fact
Jane K. Holston by Kate Nyquist,
Attorney in Fact

Mary Katherine Brady by Kate Nyquist, Attorney In Fact
Mary Katherine Brady by Kate Nyquist,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JANE K. HOLSTON AND MARY KATHERINE BRADY, and who acknowledged he/she/they executed the same as the free act and deed of the said JANE K. HOLSTON AND MARY KATHERINE BRADY.

Witness my hand and official seal, this the 6th of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212