BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 321194 DEEDWARR
11/27/2019 09:03:00 AM 2 pgs
Fees: $13.00 Taxes: $701.15

20191127-0122650

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$189,500.00**

x Brianda Kaye Domingue
Affiant

Subscribed and sworn to before me, this the 26th day of November, 2019.

Notary Public

My commission expires:
(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2020

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brianda Kaye Dominque		**142-08-0-B-103-00co**
322 Chimney Hill	SAME	
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

George F. Frazier, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brianda Kaye Domingue, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 103 of the Coronada Town Home Condominiums, Phase IV, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Coronada Town Home Condominiums, of record in Book 4901, Page 679, and as amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675, and Book 5869, Page 269, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4901, Page 702, and amended in Instrument No. 20100304-0016850, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Coronada Town Home Condominiums, Phase IV, of record in Book 5200, Page 217, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to George F. Frazier by Deed dated August 29, 2012, from Tom Hall and Melanie Hall, husband and wife, of record in Instrument No. 20120831-0078691, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantors spouse.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Book 5200, Page 217, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **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 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 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 building 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 Coronada Town Home Condominiums, of record in Book 4901, Page 679, Amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675, and in Book 5869, Page 269, Register's Office for Davidson County, Tennessee.**

3) **By-Laws of Coronada Homeowners' Association, Inc. of record in Book 4901, page 702, Amended in Instrument No. 20100304-0016850, Register's Office for Davidson County, Tennessee.**

4) **Charter of Coronada Condominium Association, Inc. of record in Book 4902, Page 938, and Amended in Book 6132, Page 118, and in Book 7694, Page 733, Register's Office for Davidson County, Tennessee.**

5) **Grant of Easement to Comcast of Nashville I, LLC in Instrument No. 20130118-0006281, Register's Office for Davidson County, Tennessee.**

6) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the subsequent years, not yet due and payable.**

This is improved property, known as 322 Chimney Hill, Nashville, TN 37221

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 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 GRANTEES, 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 **26th** day of **November, 2019.**

George F. Frazier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **George F. Frazier,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **November, 2019.**

Notary Public

My Commission Expires: 8/6/2023

