THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191123499

Karen Johnson Davidson County
Batch# 323020 DEEDWARR
12/02/2019 12:07:05 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20191202-0123568

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of November, 2019.

Notary Public
My Commission Expires:

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Colby Shannon Glidewell 1423 57th Avenue North Nashville TN 37209	New Owner	Tax Parcel ID No. 091-06-0M-012.00-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, **Rachel Nicole Stutts n/k/a Rachel Nicole Orton, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colby Shannon Glidewell, a single woman**, ("Grantees"), its 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. 47 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplemental in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and Supplemental in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, and Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Rachel Nicole Stutts, a single woman by Warranty deed from Craighead Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20151222-0128611 Register's Office for Davidson County, Tennessee, dated December 18, 2015 and recorded on December 22, 2015.

Said property was never the primary marital residence of Grantor.

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 due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20141223-0117663, as supplemented in 20150424-0036748, 20150929-0098582, 20151218-0127193, 20151218-0127350, and Attorney's Certificate of record in Instrument No. 20170123-0007057 Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20140824-0076274, 20141219-0116173, 20141219-0116216, 20151125-0119709, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and systems of record in Instrument Number 20140821-0076262, in the Register's Office for Davidson County, Tennessee.

Dedication of Conveyance of Easement to City of Nashville of record in Book 1939, Page 214, in the Register's Office for Davidson County, Tennessee.

Easements retained in Resolution No. 1059 by the City of Nashville and easements retained in Council Bill 84-175.

Conveyance of Property To Create Common Area At West Mill Townhomes Quitclaim Deed of record in Instrument Number 20171208-0125410, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and systems of record in Instrument Number 20140821-0076262, in the 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 1423 57th Avenue North Nashville TN 37209

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 22nd day of November, 2019.

Rachel Nicole Stutts n/k/a Rachel Nicole Orton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rachel Nicole Stutts n/k/a Rachel Nicole Orton, 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 22nd day of November, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022