THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35159-11-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $512,500.00. Shirley Ray Page Affiant Subscribed and sworn to before me this 17th day of December, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Karen Johnson Davidson County
Batch# 332937 DEEDWARR
12/20/2019 03:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,896.25
20191220-0131729

WARRANTY DEED

Address New Owner: William F. Anderson, Robin F. Anderson 3917 Estes Road Nashville, TN 37215	**Send Tax Bills To:** New owner 3917 Estes Rd. Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 116 16 0 C 002 00CO

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, **Shirley Ray Page, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William F. Anderson and Robin F. Anderson, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3917 Estes Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 17th day of December, 2019.

Shirley Ray Page

Shirley Ray Page

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shirley Ray Page, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2019.

Notary Public

My Commission Expires:

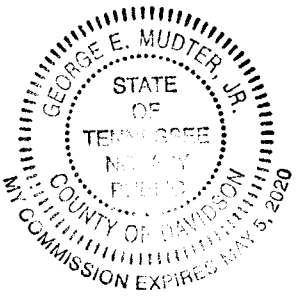


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2, together with the appurtenant interest in the common elements of Estes Chase, a horizontal property regime established by Master Deed, of record in Book 6847, page 593, as amended and restated in Instrument No. 20190618-0058705, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Harice R. Page and spouse, Shirley R. Page by deed dated February 26,1998 from Earl H. Dunn, Jr. and spouse Janet R. Dunn of record in Book 10813, page 750, Register's Office for Davidson County, Tennessee. The parties having since divorced. Pursuant to the terms of a Divorce Decree filed in Civil Action No. 99D-1424, 4th Circuit Court for Davidson County, Tennessee, Harice R. Page conveyed his interest in subject property to Shirley Ray Page by Quitclaim Deed dated August 10, 2000, of record in Instrument No. 20000817-0081413, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, which have been prorated and assumed by Grantee. Map and Parcel No. 116 16 0 C 002 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Estes Chase, of record in Book 6847, page 593, as amended and restated in Instrument No. 20190618-0058705, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Condominium Act of 2008, T.C.A. 66-27-201, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3885, page 748, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record attached as Exhibit "B" to the Master Deed of record in Book 6847, page 593, as amended and restated in Instrument No. 20190618-0058705, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6200, page 312, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

