THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191224143** Karen Johnson Davidson County Batch# 345214 DEEDWARR 01/17/2020 02:47:02 PM 2 pgs Fees: $13.00 Taxes: $1,850.00 20200117-0006518	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me, this 16th day of January, 2020. Notary Public My Commission Expires: KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2021

WARRANTY DEED

Address New Owner: Steve Musick and Lynne Musick 4015 Elkins Aly Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-16-0J-007.00 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, **Jera M. Sangworn, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Steven Musick and Lynne V. Musick, husband and wife,** ("Grantees"), their 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. 7 on the Plan of the Cottages at Sylvan Heights, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170503-0043309, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jera M. Sangworn, a single woman by Warranty Deed from Hill Center Sylvan Heights, LLC, recorded on the 28th day of August, 2017 in Instrument No. 20170828-0088338, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILL CENTER SYLVAN HEIGHTS, as recorded in Instrument No. 20150226-0016822, in the Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20170503-0043309 and 20180910-0089568, in the Register's Office of Davidson County, Tennessee.

Easement for Stormwater Maintenance Agreement, recorded in Instrument No. 20141105-0102022, in the Register's Office of Davidson County, Tennessee.

Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also the rights of others entitled in and to the use thereof. (CSX Railroad)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRES-19-4015

Conveyance for Common Elements recorded at Instrument Nos. 20170503-0043311 and 20180910-0089567, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 4015 Elkins Aly 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 16th day of January, 2020.

Jera M. Sangworn by Kate Rosenthal, her 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 Rosenthal, 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, and who further acknowledged that she is the Attorney-in-Fact for Jera M. Sangworn and that she is authorized by Jera M. Sangworn to execute this instrument on her behalf.

Witness my hand, at office, this 16th day of January, 2020.

Notary Public

My Commission Expires: _____

