THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 20012445B**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $362,000.00. Affiant Subscribed and sworn to before me, this 24th day of January, 2020. Notary Public My Commission Expires My Commission Expires: February 26, 2023

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 348548 DEEDWARR
01/27/2020 08:51:28 AM 2 pgs
Fees: $13.00 Taxes: $1,339.40

20200127-0009212

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarah Louise Elliott 2056 Graybar Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 117 11 0D 028.00

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, **Emily J. Bond, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Louise Elliott, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium apartment in Davidson County, Tennessee, being Unit No. 2056 of Turnberry Square Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit D to the Master Deed of record in Book 6686, Page 166, as amended in Book 6814, Page 165; Supplemental Declaration in Book 8747, Page 521 and Book 8747,Page 536; as amended in Book 9315, Page 795 and amendment to By-Laws in Instrument Nos. 20000801-0075604 and 20060912-0112658, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Emily J. Bond, unmarried, by Warranty Deed from Elizabeth Anne Amond, unmarried, of record in Instrument No. 20020416-0046981, in the Register's Office of Davidson County, Tennessee, dated April 15, 2002 and recorded on April 16, 2002.

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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing TURNBERRY SQUARE CONDOMINIUMS of record in Book 6686, Page 166, as amended in Book 6814, Page 165; Supplemental Declaration in Book 8747, Page 521 and as amended in Book 9315, Page 795, Instrument Nos. 20000801-0075604 and 20060912-0112658.; also subject to easements, rights and interests 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.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6634, Page 506. Designation of SHN Partnership recorded in Book 8747, Page 536.

This is improved property located at 2056 Graybar Lane Nashville TN 37215

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 24th day of January, 2020.

Emily J. Bond by [signature], Attorney in Fact

Emily J. Bond
By: Will Chapman, 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, Will Chapman 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, and who further acknowledged that he is the Attorney-in-Fact for Emily J. Bond and that he is authorized by Emily J. Bond to execute this instrument on her behalf.

WITNESS my hand, at office, this 24th day of January, 2020,

[signature]
Notary Public

