THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191224178**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $182,000.00. Affiant Subscribed and sworn to before me, this 24th day of January, 2020. Notary Public My Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 348709 DEEDWARR
01/27/2020 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $673.40
20200127-0009399

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Allan Leslie 1900 Richard Jones Road, Unit A102 Nashville TN 37215	New Owner	Tax Parcel ID No. 117-15-0A-034.00 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, **James N. McDonald, Jr. and Mark C. Bodamer, a married couple** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Allan Leslie,*** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: * married

Land in Davidson County, Tennessee, being Unit No. A-102, on the Horizontal Property Regime for Green Hills Terrace, a Condominium, as recorded in the Master Deed of record in Book 5304, page 702, amended in Book 7841, page 557 and as shown on plat of record in Plat Book 5200, page 64, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JAMES N. MCDONALD, JR., by deed from ROBERT C. WOMACK, of record in Instrument No. 20080527-0053616, dated May 22, 2008, said Register's Office.

JAMES N. MCDONALD, JR. conveyed his interest to JAMES N. MCDONALD JR. and MARK C. BODAMER, AS TENANTS IN COMMON, WITH RIGHTS OF SURVIVORSHIP, by deed of record in Instrument No. 20160908-0094561, dated September 6, 2016, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 117-15-0A-034.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 64, said Register's Office.

Master Deed of record in Book 5304, page 702, amended in Book 7841, page 557 and amendment to ByLaws of record in Book 9830 page 181, said Register's Office.

Easement(s) granted to Comcast of Nashville I, LLC, of record in Instrument No. 20110930-0075704 and in Instrument No. 20150814-0081514, said Register's Office.

This is improved property located at 1900 Richard Jones Road, Unit A102 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.

James N. McDonald, Jr.

Mark C. Bodamer

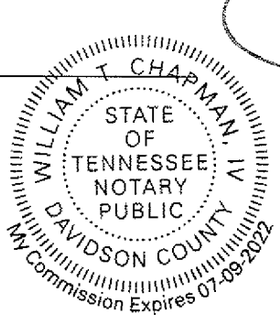
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James N. McDonald, Jr. and Mark C. Bodamer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____



True Copy Certification

I, **Jennifer Pennell**, 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 executed and authenticated according to law.

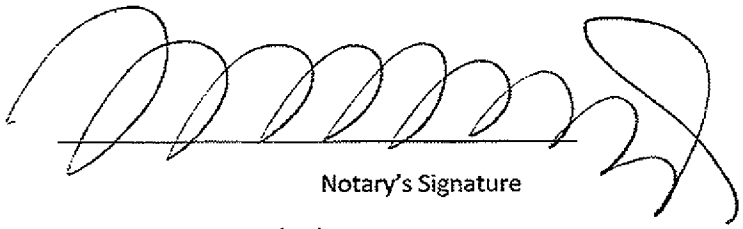


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

