THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-26789

Karen Johnson Davidson County
Batch# 352607 DEEDWARR
02/03/2020 01:56:57 PM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20200203-0012300

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2020.

J Anderson
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Michael Mauldin & Amy Elizabeth Mauldin	NEW OWNER	MAP 104-16-0J-
1701 Blair Boulevard.; Unit 1		PARCEL 005.00-CO
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED; WE, **Quentin Gillette and wife, Beth Gillette, as tenants in common**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Michael Mauldin and Amy Elizabeth Mauldin, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 5 of The Jenkins, a Planned Unit Development as shown on Exhibit "D" in the Declaration of Covenants, Conditions and Restrictions for The Jenkins, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument No. 20160422-0039152, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of The Jenkins, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "D" to said Declaration appearing in Instrument No. 20160422-0039152 and Bylaws appended hereto as Exhibit "D", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Quentin Gillette and Beth Gillette, as tenants in common by Quitclaim Deed from Isabella Gillette, an unmarried woman, of record in Instrument No. 20190702-0064553, Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on July 02, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years;(2) all matters shown on the Plan of record in Instrument No. 20160414-0035900; (3) Covenants, Conditions and Restrictions of record in Instrument No. 20160422-0039512; (4) Charter for HOA of record in Instrument No. 20160422-0039576: (5) Restrictions of record in Book 362, Page 139 and Book 426, Page 379, Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status (5) Water and Sewer Line Easement(s) of record in Book 5335, Page 937, Book 5839, Page 306, Book 7449, Page 529 and Book 9571, Page 296; (6) Perpetual Non-Exclusive Easement for Driveway and Parking purposes of record in Book 5487, Page 505, Book 5560, Page 537, Book 5727, Page 373, Book 5839, Page 306, Book 7449, Page 529, Book 9205, Page 320, Book 9571, Page 296, Book 10130, Page 250, Instrument No. 20141031-0100439 and Instrument No. 20141201-0109783; (7) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160202-0010247; (8) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (9) Subject to rights of others in and to the common areas and/or elements; (10) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1701 Blair Boulevard, Unit 1; Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of January, 2020.

Quentin Gillette by James A. Waechter, attorney-in-fact

Beth Gillette by James A. Waechter, 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, the within named **James A. Waechter,** 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 on behalf of **Beth Gillette and Quentin Gillette,** as their Attorney in Fact, as the free act and deed of the within named **Beth Gillette and Quentin Gillette.**

Witness my hand and official seal this the 30th day of January, 2020.

My Commission expires 1-8-24

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE