STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 356837 DEEDWARR
02/11/2020 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20200211-0015788

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2020.

Notary Public

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

MY COMMISSION EXPIRES: 3/8/2022

File No. G20-7806

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Doris Thomas and Trudie Thomas (NAME)	(NAME)	034-07-0C-004.00-C
2500 Val Marie Drive (STREET ADDRESS)	Same as Owner (STREET ADDRESS)	
Nashville, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Kathryn E. Trotter and James M. Trotter, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Doris Thomas and Trudie Thomas as tenants in common**, 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 21B, Enclave at Twin Hills Subdivision, a Horizontal Property Regime (with Private Elements), as established under Master Deed and bylaws of record in Instrument No. 20080821-0086071, amended in Instrument Nos. 20151112-0115172 and 20151217-0127190, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kathryn E. Trotter and James M. Trotter, wife and husband by Deed dated December 19, 2017 from Raymond L. Grice, an unmarried person, and Maghen K. Bell, an unmarried person, as tenants in common with right of survivorship, recorded December 28, 2017, in Instrument Number 20171228-0131965, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20071221-0146647 & 20080117-0005451, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 6628, page 577, Book 6646, page 543, Book 10672, page 743 and Instrument Nos. 20010817-0089318, 20080721-0074557, 20150709-0066722, 20030611-0080857, 20080721-0074557, 20150709-0066722, & 20050729-0088636, 20030723-0102986 & 20050120-0007505, Register's Office for Davidson County, Tennessee.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as

shown on the Plat(s) recorded in Instrument No. 20071221-0146647 and Plat 20080117-000541, Register's Office for Davidson County, Tennessee.
4. Stormwater Detention Agreement in Instrument No. 20060104-0001185, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewers/storm drainage in Book 6861, page 948, Register's Office for Davidson County, Tennessee.
6. Easement Deed by Court Order for telecommunications in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.
7. Master Deed/Bylaws in Instrument Nos. 20080821-0086071, 20151112-0115172, & 20151217-0127190, Register's Office for Davidson County, Tennessee.
8. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2500 Val Marie Drive, Nashville, TN 37115.

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. Whenever 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 my/our hand(s) this 11th day of February, 2020.

Kathryn E. Trotter

Kathryn E. Trotter

James M. Trotter

James M. Trotter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of February, 2020, before me personally appeared Kathryn E. Trotter and James M. Trotter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of February, 2020.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 DAVIDSON)

On this 19 day of November, 2019, personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa Sheppard
Notary Public

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8.22.21