Karen Johnson Davidson County
Batch# 360811 DEEDWARR
02/20/2020 03:06:53 PM 2 pgs
Fees: $13.00 Taxes: $2,763.90

20200220-0019053

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $747,000.00

Affiant

Subscribed and sworn to before me, this 17TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/2022

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy B. Harvey, Trustee of the Amy B. Harvey Living Trust U/A/D August 29, 2018.	Amy B. Harvey, Trustee (NAME)	
6018 Sedberry Road (ADDRESS)	6018 Sedberry Road (ADDRESS)	129-04-0A-001.00-CO
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Marion Pellegra, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Amy B. Harvey, Trustee of the Amy B. Harvey Living Trust U/A/D August 29, 2018., hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 5910, together with the appurtenant interest in the common elements of Cottages at Post I Townhomes, a horizontal property regime with private elements established by Declaration of record as Instrument No. 2013 0522-0051540, as corrected in Instrument No. 20140917-0085473, Register's Office for Davidson County, Tennessee, said Unit being depicted on the site plan attached as Exhibit "B" to the aforementioned corrected Declaration, to which plan reference is made for a more complete description.

Being the same property conveyed to Marion Pellegra by Warranty deed from The Bacon Group, Inc., a Tennessee Corporation of record in Instrument No. 20140918-0085495 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 5910 Old Harding Pike, Nashville, TN 37205
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 17th day of February, 2020.

Marion Pellegra

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marion Pellegra, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of February, 2020.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

RETURN TO:
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072