THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123658** Karen Johnson Davidson County Batch# 363242 DEEDWARR 02/26/2020 12:06:17 PM 2 pgs Fees: $13.00 Taxes: $516.15 20200226-0021377	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $139,500.00. Affiant Subscribed and sworn to before me, this 20th day of February, 2020. Notary Public My Commission Expires:

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Megan Yarber 2060 Nashboro Boulevard Nashville TN 37217	New Owner	Tax Parcel ID No. 135-12-0B-050.00 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, **Jack Yarber, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Megan Yarber, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 50 , as shown on the map entitled Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7, of record in Plat Book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JACK YARBER, by deed from TONI M. LOPICCOLO, of record in Instrument No. 20140820-0075633 , dated August 18, 2014 , said Register's Office.

Marion Joan Yarber joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

Jack Yarber and Jack Thomas Yarber Jr. being one and the same.

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. 135-12-0B-050.00 CO.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 11700, pages 49 and 50, said Register's Office.

Matters shown on the Plan of record in Book 4860, pages 72-76 and in Instrument No. 20020710-0083054, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8870, page 887, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11703, page 520, amended in Instruments No. 20000316-0027171, 20031118-0168332, 20050222-0018813, 2005022-0018814, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 4827, page 14, said Register's Office.

Parking rules of record in Instrument No. 20091105-0102438, Instrument No. 20110923-0073937 and Instrument No. 20190313-0023223, said Register's Office.

Rules regarding de-icing sidewalks and driveways, of record in Instrument No. 20190313-0023224, said Register's Office.

Easement set forth in Judgment of Declaration of Taking for Percy Priest Dam, of record in Book 4254, page 410, said Register's Office.

Cable Television Easement and Maintenance Agreement of record in Instrument No. 20001012-01501575, said Register's Office.

Golfcart Easement of record in Book 10110, page 854, said Register's Office.

This is improved property located at 2060 Nashboro Boulevard Nashville TN 37217

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 20th day of February, 2020.

Jack Yarber by Marion Joan Yarber, as Attorney-In-Fact

Jack Yarber by Marion Joan Yarber, as Attorney-In-Fact

Marion Joan Yarber

Marion Joan Yarber

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marion Joan Yarber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jack Yarber and that she is authorized by Jack Yarber to execute this instrument on his behalf.

Witness my hand, at office, this 20th day of February, 2020.

Notary Public
My Commission Expires: _____

JEFFREY JONES NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES APRIL 4, 202