THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35323-02-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $495,000.00. Diane Marie McMakin Affiant Subscribed and sworn to before me this 28th day of February, 2020. Claire H. Jenkins Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 366225 DEEDWARR
03/02/2020 03:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20200302-0023448

WARRANTY DEED

Address New Owner: Diane M. McMakin 123 Jefferson Square Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 131 05 0 A 123 00CO

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, **Susan A. Gray, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Diane M. McMakin, an unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 123 Jefferson Square, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 28th day of February, 2020.

Susan A. Gray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan A. Gray, 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.

Witness my hand, at office, this 28th day of February, 2020.

Notary Public

My Commission Expires:

GEORGE WEBER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 123 on the Plan of Section One, Jefferson Square Townhouses, of record in Plat Book 4675, page 12, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square (Section One) Condominiums, a horizontal property regime established by Master Deed of record in Book 4731, page 332, amended in Book 5826, page 693; Book 8550, page 3, Instrument No. 20051027-0130020, and Instrument No. 20100503-0033416, said Register's Office.

Being the same property conveyed to Susan A. Gray, an unmarried woman, by deed dated May 31, 2016 from Loren L. Chumley and husband Scott C. Peterson, of record in Instrument No. 20160601-0055120, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 131 05 0 A 123 00CO.
2. By-Laws of Jefferson Square, Section One, of record in Book 4731, page 341, amended in Book 5676, page 31, Book 5700, page 719, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 973, Book 9276, page 249, and Book 10355, page 306, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Jefferson Square (Section One), of record in Book 4731, page 332, amended in Book 5826, page 693, Book 8550, page 3, Instrument No. 20051027-0130020, and Instrument No. 20100503-0033416, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 4675, page 12, Register's Office for Davidson County, Tennessee.
6. Overhead line easement of record in Instrument No. 20020122-0008268, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, John Cobb Rochford, 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

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY