RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 102175

Karen Johnson Davidson County
Batch# 366801 DEEDWARR
03/04/2020 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $3,552.00
20200304-0024235

WARRANTY DEED

ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$960,000.00**.

Dana Warsop
Affiant

Subscribed and sworn to before me, this the 3rd day of March, 2020.

Robyn Dubray
Notary Public

My commission expires: 2/15/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mary Robinson Saal **Brian Joseph Saal**	New Owner	**Map 117-13-0-B Parcel 109.00co**
217 Kensington Park		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kate E. Doran, now known as Kate Elizabeth Willhardt, unmarried, and Drew D. Doran, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Robinson Saal and Brian Joseph Saal, wife and husband

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 Lot No.217 on the Plan of Phase One of Abbottsford, a Planned Unit Development, of record in Plat Book 6250, Pages 419-421, amended in Book 6638, Page 376 and Book 6771, Page 683 and Surveyor's Certificate of Correction in Book 6800, Page 164, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Drew D. Doran and Kate E. Doran, husband and wife, by Deed dated May 2, 2018 from Charles F. Maguire, Trustee of the Charles F. Maguire Revocable Living Trust, an undivided one-half interest and Roberta D. Maguire, Trustee of the Roberta D. Maguire Revocable Living Trust, an undivided one-half interest, of record in Instrument No. 20180504-0042869, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of Divorce of record in Docket No. 18D-1573, Third Circuit Court for Davidson County, Tennessee. Pursuant to said Divorce Decree, the wife was restored to her maiden name of Kate Elizabeth Willhardt.

This instrument is being executed on behalf of Kate E. Doran nka Kate Elizabeth Willhardt, pursuant to a Power of Attorney executed by her on the 28th day of February, 2020, of record in Instrument No. 202003040024234, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 6250, Pages 419 - 421, and amended in Book 6638, Page 376 and Book 6771, Page 683 and Surveyor's Certificate of Correction in Book 6800, Page 164, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Water Line Easements of record in Book 1037, Page 572, and in Book 1286, Page 690, and Book 5128, Page 953, said Register's Office. (3) Storm Water Detention Agreement of record in Book 6555, Page 328, said Register's Office. (4) Declaration of Restrictive Covenants and Reciprocal Easements of record in Book 6478, Page 177, and as amended in Book 6530, Page 242, said Register's Office. (5) Declaration of Covenants, Conditions and Restrictions of Abbottsford, of record in Book 6537, Page 303, and as amended and restated in Book 8106, Page 1, and further amended in Book 10458, Page 810, in Instrument No. 20010330-0030930, Instrument No. 20010502-0045152, re-recorded in Instrument No. 20010514-0049648, further amended in Instrument No. 20131218-0127945, Instrument No. 20131218-0127946, Instrument No. 20150511-0042928, Instrument No. 20160523-0051264, and Instrument No. 20160523-0051266, Register's Office for Davidson County, Tennessee. (6) By-Laws of Abbottsford Homeowners' Association, Inc., of record in Book 8106, Page 20, and as amended in Book 8627, Page 254, and in Book 9381, Page 876, Instrument No. 20131218-0127949, Instrument No. 20160523-0051265, Register's Office for Davidson County, Tennessee. (7) Abbottsford Homeowners Association Inc. Parking rules of record in Instrument No. 20140307-0019563, Register's Office of Davidson County, Tennessee. (8) Abbottsford Homeowners Association Inc. Leasing rules of record in Instrument No. 20140408-0029142, Register's Office of Davidson County, Tennessee. (9) Charter of Abbottsford Homeowners' Association, Inc., of record in Book 6548, Page 213, said Register's Office. (10) Conveyance of common area to Abbottsford Homeowners' Association, Inc., of record in Book 7175, Page 761, said Register's Office. (11) All matters appearing on the Boundary Plat of record as Plat Book 6250, Page 418, Register's Office of Davidson County, Tennessee. (12) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_x__) Unimproved (____) property, known as **217 Kensington Park, Nashville, TN 37215**

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 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 my/our hand(s) this **3rd** day of **March, 2020.**

Kate Elizabeth Willhardt
by John T. Cook, Atty in Fact

Kate E. Doran nka Kate Elizabeth Willhardt by John T. Cook, Attorney-in-Fact

Drew D. Doran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of March, 2020, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **John T. Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Kate E. Doran nka Kate Elizabeth Willhardt**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Kate E. Doran nka Kate Elizabeth Willhardt,** for the purpose therein contained, by signing the name of **Kate E. Doran nka Kate Elizabeth Willhardt**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **March, 2020.**

Colleen Walters
Notary Public

My Commission Expires: 5/9/23

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Drew D. Doran,** the within named seller, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **March, 2020.**

Notary Public

My Commission Expires: 10-7-23

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (SEAL)

Notary Public

My Commission Expires: July 9, 2022

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