WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 366875 DEEDWARR
03/04/2020 03:16:08 PM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20200304-0024355

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William F. Deer II	NEW OWNER	104010P00200CO
(NAME)	(NAME)	
3511 B Wrenwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Laurel Cipriani f/k/a Laurel Hudson, married**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **William F. Deer II, a single man**, hereinafter called the GRANTEE(S), his 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 B, of 3511 Wrenwood Avenue Townhomes, a Condominium, established by the Declaration of Covenants, Condition and Restrictions of record in Instrument No. 201310160108244, Register's Office for Davidson County, Tennessee, which is more specifically shown on Exhibit C of the above referenced Declaration, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set for in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owner and the By-Laws of the Association of Owners.

Being the same property conveyed to Laurel Hudson, a single woman by Warranty Deed from Bonnie T. Mitchell d/b/a Mitchell Designs, dated 5/28/2014, of record in Instrument 201405290046134, Register's Office for Davidson County, Tennessee. Laurel Cipriani purchased the home as a single woman. The property was never used as the marital residence.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 1130, Page 55; (2) Covenants, conditions, easements and restrictions recorded in Instrument 201310160108244; (3) Charter of record in Instrument 201310160108243, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3511 B Wrenwood Drive, 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 GRANTEE(S), his assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his 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.

Effective the 20th day of February, 2020

Laurel Hudson Cipriani

Laurel Cipriani f/k/a Laurel Hudson

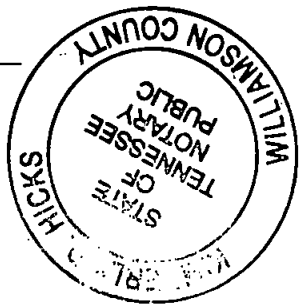
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Laurel Cipriani f/k/a Laurel Hudson**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of February, 2020.

Kimberly D Hicks

Notary Public:
My Commission Expires: 2-21-22



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064