Karen Johnson Davidson County
Batch# 370473 DEEDWARR
03/10/2020 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20200310-0026867

STATE OF TENNESSEE)
COUNTY OF ~~Davidson~~)Blount
The actual value or consideration, whichever is greater, for this transfer is $325,000.00.

Affiant

Sworn to and subscribed before me this 14th day of February, 2020.

Notary Public
My Commission Expires: 03-01-2023

MISTY CRISP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1720 West End Avenue, Ste. 530, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Connor Chilton	316 West Mill Drive	Owner	
316 West Mill Drive			091-06-0M-061.00-CO
Nashville, TN 37209	Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Catherine Bodie, a single woman,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Patricia Leanne Fouts, a single woman and Connor Chilton, a single man, as joint tenants,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 61 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by . Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, and in Instrument No. 20151218.0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Catherine Bodie, a single woman by Warranty deed from Craighead Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20161005-0105081 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 05, 2016.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2020, a lien not yet due and payable.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20141223-0117663, as supplemented in 20150424-0036748, 20150929-0098582, 20151218-0127193, 20151218-0127350, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20140824-0076274, 20141219-0116173, 20141219-0116216, 20151125-0119709, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and systems of record in Instrument Number 20140821-0076262, in the Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.
Dedication of Conveyance of Easement to City of Nashville of record in Book 1939, Page 214, in the Register's Office for Davidson County, Tennessee.
Easements retained in Resolution No. 1059 by the City of Nashville and easements retained in Council Bill 84-175.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Charter of record in Instrument Number 20170123-0007056, in the Register's Office for Davidson County, Tennessee.
Attorney's Certificate of record in Instrument Number 20170123-0007057, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind herself, hers heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 14th day of February, 2020.

Catherine Bodie

STATE OF TENNESSEE)
COUNTY OF Blount)

Personally appeared before me, Misty Crisp, the undersigned, a Notary Public, in and for said State and County, **Catherine Bodie, a single woman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Maryville, Tennessee, this the 13 14th day of February, 2020.

MISTY CRISP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF BLOUNT

NOTARY PUBLIC
My Commission Expires: 03-01-2023

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY