Karen Johnson Davidson County Batch# 373082 DEEDWARR 03/16/2020 03:25:30 PM 5 pgs Fees: $28.00 Taxes: $777.00 20200316-0029075	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $210,000.00. Affiant Subscribed and sworn to before me, this the 13th day of March, 2020. Notary Public My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4-13-2022

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Reid Thompson and Lorraine Ware	New	**104-10-0N-032.00-CO**
2831 Hillside Drive, Unit H8 Known as Unit H2	Owner	
Nashville, TN 37212		

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, WE,

Amelia Hyde Yann, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Reid Thompson and Lorraine Ware, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. H-8, Westchester Condominiums, as established under Master Deed of record in Instrument No. 20070607-0068596, corrected as Instrument No. 20071009-0120320, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Amelia Hyde Yann by Quitclaim deed from David Jackson Luckett of record in Instrument No. 20200226-0021443, in the Register's Office for Davidson County, Tennessee. See Affidavit of Kate Rosenthal, Attorney at Law recorded at Instrument No. 20200310-0026928, said Register's Office.

Being also known as 2831 Hillside Drive, Unit H-2 Nashville, Tennessee 37212.

The subject property had been mislabeled. The said quitclaim deed was recorded to convey and correctly label the subject property where indicated and located on the attached tax map attached as Exhibit A, and where indicated and located on the recorded site map attached as Exhibit B (a part of the said Master Deed).

The said grantor Amelia Hyde Yann hereby confirms the said Unit H-8 is located where indicated on Exhibit A and Exhibit B.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 2831 Hillside Drive, Unit H8 Known as Unit H2, Nashville, TN 37212.

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), their heirs and 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), 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 HANDS EFFECTIVE AS OF 13th day of March, 2020:

Amelia Hyde Yann

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Amelia Hyde Yann, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 13th day of March, 2020.

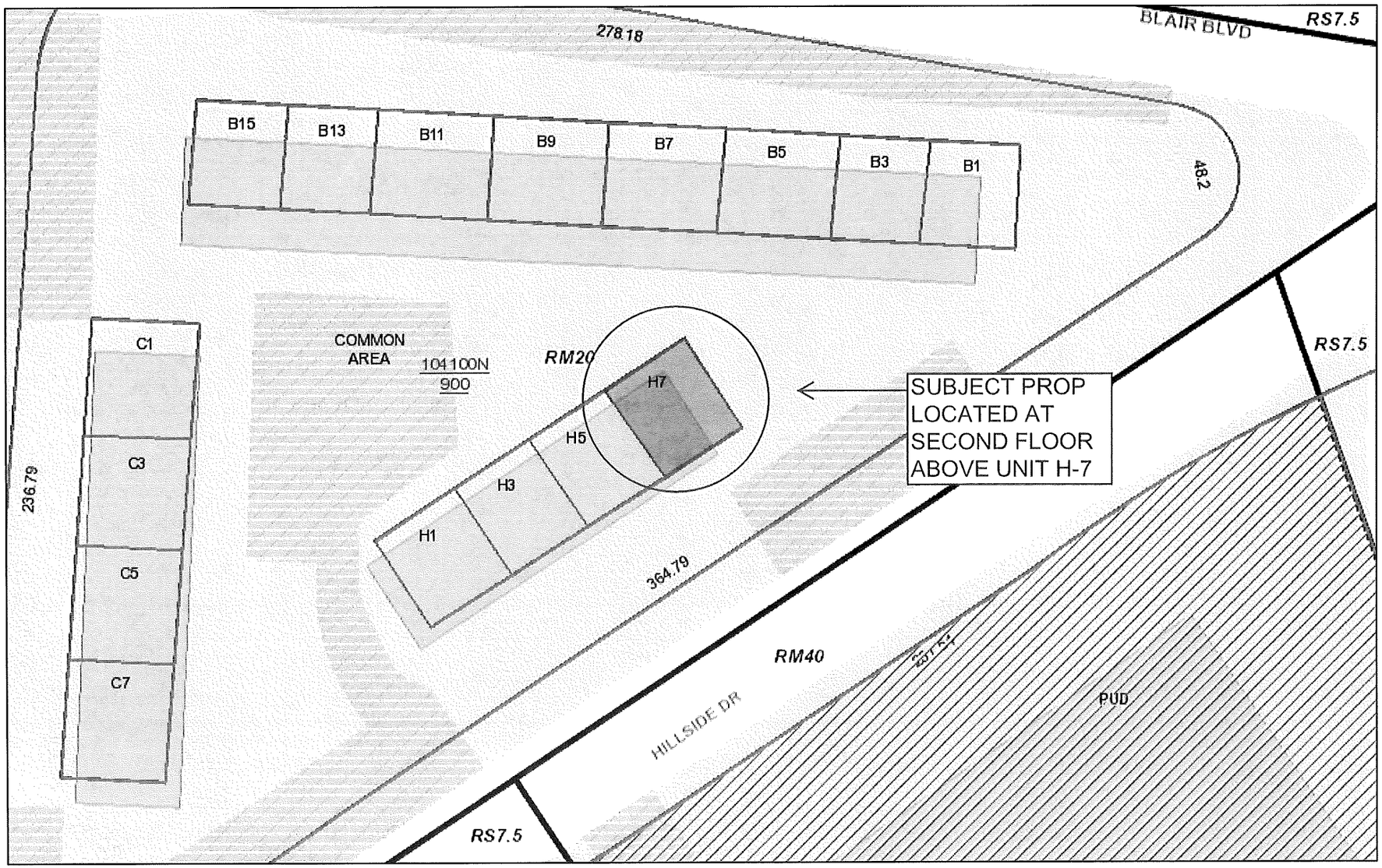
My Commission Expires: 4-13-22

Katherine Warren
Notary Public

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

20201089R

Exhibit A



March 11, 2020

polygonLayer

Override 1

Ownership Parcels

Planned Unit Development

Urban Design Overlay District

Zoning

1:564

0 0.00475 0.0095 0.019 mi

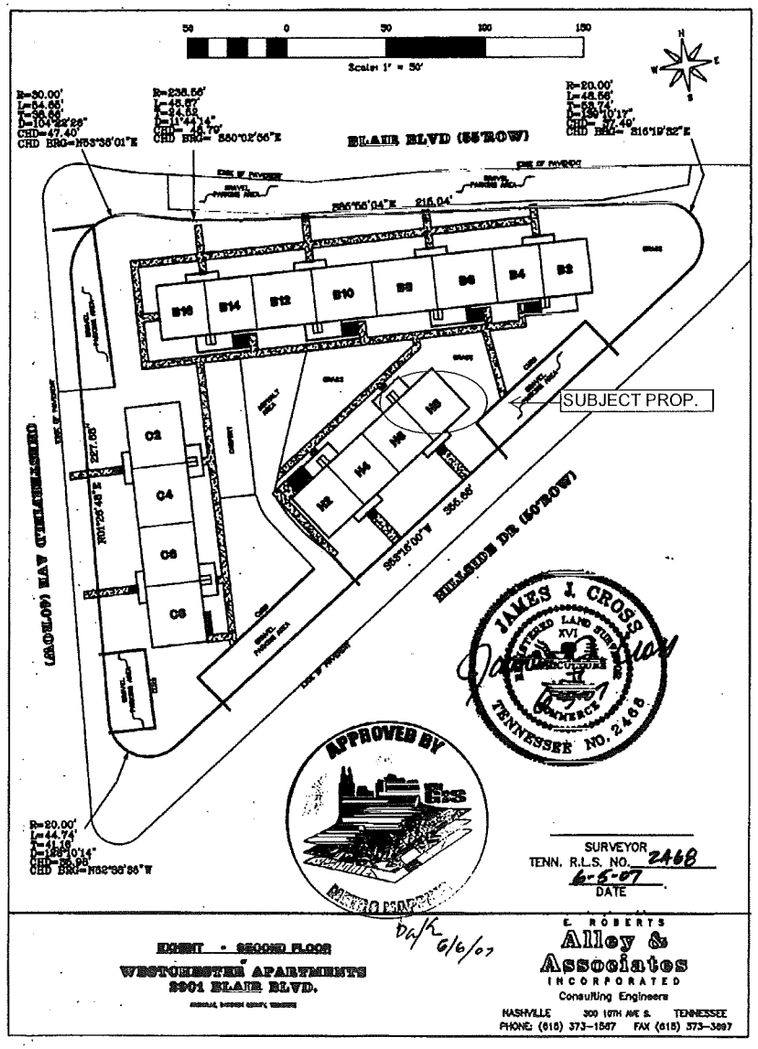
0 0.0075 0.015 0.03 km

Nashville Planning Department, MetroGIS
Metro GIS

Made by: Metro GIS

20200316002907S

EXHIBIT B



SURVEYOR
TENN. R.L.S. NO. 2468
6-5-07
DATE

EXHIBIT - SECOND FLOOR
WESTCHESTER APARTMENTS
2901 BLAIR BLVD.

D/K 6/6/07

E. ROBERTS
Alley & Associates
INCORPORATED
Consulting Engineers
NASHVILLE 300 10TH AVE S. TENNESSEE
PHONE: (615) 373-1567 FAX (615) 373-3897

20200316002907S

True Copy Certification

I, RYAN RAFOTH, 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 Williamson

Personally appeared before me, Taylor Stroud, a notary public for this county and state, Ryan Rafoth 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: 1/8/2024
Notary' Seal (if on paper)

