THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200225200** Karen Johnson Davidson County Batch# 373151 **DEEDWARR** 03/17/2020 08:30:13 AM 2 pgs Fees: $13.00 Taxes: $647.50 20200317-0029171	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me, this 13th day of March, 2020. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Austin Haney 851 Todd Preis Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-09-0A-006.00-CO

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, **Kelly J. Wilson and Jason S. Jeannette and Brian C. Jeannette, heirs and beneficiaries of Sharon G. Jeannette** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Austin Haney, single man**, ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

That Certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit No. 101-A on the Plan of Doral Country Villa Condominiums, Section I, said Plan of Record in Book 4860, Page 96, Register's Office for Davidson County, Tennessee, and being known as 851 Todd Preis Drive, Nashville, Tennessee 37221, together with each and all of the rights and appurtenance thereunto belonging, including each unit's undivided percentage interest in the land and general common elements, as fully described and set forth in a Master Deed, recorded in Book 5011, Page 395, as amended in Book 5015, Page 251, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, co-owners and tenants appended thereto, recorded in Book 5011, page 395, as amended in Book 5015, Page 251, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Sharon Jeannette by Quitclaim deed from Ronald C. Jeannette, William Clayton Jeannette and wife, Mary Frances Jeannette (the two latter grantors being also known as Mr. and Mrs. W. C. Jeannette) of record in Book 9077, page 470, Register's Office for Davidson County, Tennessee, dated June 01, 1993 and recorded on September 10, 1993.

The said Sharon G. Jeannette having since died. Her estate probated of record in Case Number 19P2096, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 4860, Page 96, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5011, Page 429, amended in Instrument No. 20070523-0061626, 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.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Doral Country Villa Condominiums, Section Iof record in Book 5011, Page 395, Amended in Book 5015, Page 251, Book 5119, Page 749, Book 5124, Page 163, Book 5124, Page 167, Book 5194, Page 136, Instrument No. 20070504-0053687 and Instrument No. 20151130-0120647, Register's Office for Davidson County, Tennessee.

Charter of HOA of record in Book 5220, Page 112, in the Register's Office for Davidson County, Tennessee.

Easement to Comcast of record in Instrument No. 20180611-0055670, 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.

This is improved property located at 851 Todd Preis Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 13th day of March, 2020.

Kelly J. Wilson

Jason S. Jeannette

Brian C. Jeannette

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly J. Wilson, Jason S. Jeannette, and Brian C. Jeannette, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

