Karen Johnson Davidson County
Batch# 375180 DEEDWARR
03/20/2020 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $739.63
20200320-0030671

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2020-310

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($199,900.00) cash in hand paid, the receipt of which is hereby acknowledged, FIRST SERVICE CORPORATION OF DICKSON INC., A TENNESSEE CORPORATION ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto RACHEL MARIE THOMAS, A SINGLE WOMAN, their successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

Land in Davidson County, State of Tennessee, being Unit Number 60, of the Townhomes at Windsor Green, Phase 1, Section 3, as shown on Instrument Number 20040109-0003983 and Instrument Number 20041112-0136380, both in Register's Office of Davidson County, State of Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to First Service Corporation of Dickson, a Tennessee Corporation, by Warranty Deed from Sarah S. Ballard, dated September 6, 2018 of record in Instrument Number 20180907-0089050, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the right-of-way of Canton Court.

2. Perpetual Easement to Piccadilly Apartments of record in Instrument Number 20020913-0111699.

3. Cable Television Easement and Maintenance Agreement of record in Book 11534, Page 618.

4. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 6117, Page 290.

5. Easement in favor Madison Suburban Utility District of record in Book 4377, Page 94.

6. Subject to all matters as shown of record in Instrument Number 20040109-0003983 and Instrument Number 20041112-0136380, in the Register's Office of Davidson County, Tennessee.

7. Declaration of Covenants, conditions and restrictions of record in Book 11164, Page 69, First Amendment of record in Instrument Number 20011108-0122758 and amended to By-Laws of record in Instrument Number 20140523-0044903.

8. Absolute Release of Covenant not to sue of record in Book 10832, Page 144.

9. Subject to Homeowner's Association in favor of Windsor Green.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2020 and as otherwise set forth herein. And the Grantor further

covenant and bind the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 17th day of March, 2020.

FIRST SERVICE CORPORATION OF DICKSON In c., a Tennessee Corporation

By: _____
ANTHONY T. MOORE, President

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, the undersigned, of the state and county mentioned, personally appeared ANTHONY T. MOORE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of FIRST SERVICE CORPORATION OF DICKSON, the within named bargainor, a Corporation, and that such ANTHONY T. MOORE as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

WITNESS MY HAND and official seal at office in said County this 17th day of March, 2020
.

_____
NOTARY PUBLIC

JORDAN B. OSBORN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
02/27/2021
COUNTY OF DICKSON

My commission expires: 2/27/2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $199,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Angela Pearson
AFFIANT

Sworn to and subscribed before me this 17th day of March, 2020.

_____
NOTARY PUBLIC

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

My commission expires: 4-17-2023

****

Map & Parcel No: 026-06-0A-070.00-C

ADDRESS OF NEW OWNERS
RACHEL MARIE THOMAS
153 CANTON COURT
GOODLETTSVILLE, TN 37072
SEND TAX BILLS TO:

New Owner

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: 9/20/2021

SEAL

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021