THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200224879

Karen Johnson Davidson County
Batch# 383422 **DEEDWARR**
04/09/2020 08:50:27 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20200409-0037379

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $625,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2020.

Notary Public
My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alice C. Hudson 4303A Dakota Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091 16 0I 001.00

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, **Clay Sheffield Agee and Anna Mosley Agee, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alice C. Hudson, unmarried and Alicelyn Hudson, married, as joint tenants with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 4303A of 4303 Dakota Avenue, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4303 Dakota Avenue, A Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20140529-0046304 and First Amendment recorded in Instrument Number 20150713-0067953, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Clay Sheffield Agee and Anna Mosley Agee, husband and wife, by Quit Claim Deed from Clay S. Agee and Anna M. Agee, husband and wife, of record in Instrument No. 20150720-0070721, in the Register's Office of Davidson County, Tennessee, dated July 20, 2015 and recorded on July 20, 2015.

Being the same property conveyed to Clay S. Agee and Anna M. Agee, husband and wife by Warranty Deed from Luehrsen Construction, LLC, of record in Instrument No. 20150717-0069871, in the Register's Office of Davidson County, Tennessee, dated July 15, 2015 and recorded on July 17, 2015.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Charlotte Park Company's Addition, as recorded in Plat Book 57, Page(s) 103.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140529-0046304 and First Amendment recorded in Instrument No. 20150713-0067953.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20141113-0104814.

This is improved property located at 4303A Dakota Avenue Nashville TN 37209

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 31st day of March, 2020.

Clay Sheffield Agee
By: Will Chapman, Attorney in Fact

Anna Mosley Agee
By: Will Chapman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Clay Sheffield Agee and Anna Mosley Agee and that he is authorized by Clay Sheffield Agee and Anna Mosley Agee to execute this instrument on their behalf.

WITNESS my hand, at office, this 31st day of March, 2020.

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Notary Public