THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200325681** Karen Johnson Davidson County Batch# 389446 DEEDWARR 04/21/2020 03:19:30 PM 3 pgs Fees: $18.00 Taxes: $2,626.63 20200421-0041959	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $709,900.00. Affiant Subscribed and sworn to before me, this 20th day of April, 2020. Notary Public My Commission Expires: 10-2-23 WESSLEY MCCLOE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Stephanie Glenn Patterson 2720B Acklen Ave Nashville TN 37212	Send Tax Bills To: ~~New Owner~~ First Horizon 2195 Metro Pkwy, #2 Fort Myers, FL 33966	Tax Information: Tax Parcel ID No. 104 11 0W 002.00

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, **Bruce B. Magnuson and Kathleen Magnuson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephanie Glenn Patterson**, ("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. B of 2720 Acklen Avenue Condominium, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2720 Acklen Avenue Condominium, a Horizontal Property Regime, of record in Instrument No. 20070116-0006355, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit C said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Bruce B. Magnuson and wife, Kathleen Magnuson, by Warranty Deed from LQ, LLC, of record in Instrument No. 20071121-0136341, in the Register's Office of Davidson County, Tennessee, dated November 19, 2007 and recorded on November 21, 2007.

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 Stokes & Marshall Sub-Division, as recorded in Plat Book 332, Page(s) 105.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rich Re-Subdivision of Lots No. 17-18-19-33-34 & 35 and Original Lots No. 20 to 32 inclusive and 36 to 48 inclusive, in Marshall & Stokes Subd, as recorded in Plat Book 547, Page(s) 172.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 2720 Acklen Avenue Condominium of record in Instrument No.

20070116-0006355, also subject to easements, rights and interests 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 building thereon.

This is improved property located at 2720B Acklen Ave Nashville TN 37212

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 20th day of April, 2020.

Bruce B. Magnuson
by Attorney in Fact

Bruce B. Magnuson
By: Will Chapman, Attorney in Fact

Kathleen Magnuson
by Attorney in Fact

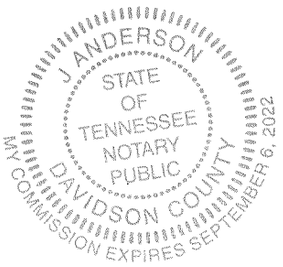
Kathleen Magnuson
By: Will Chapman, Attorney in Fact

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 Bruce B. Magnuson and Kathleen Magnuson and that he is authorized by Bruce B. Magnuson and Kathleen Magnuson to execute this instrument on their behalf.

WITNESS my hand, at office, this 20th day of April, 2020.

J Anderson
Notary Public



True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

