Karen Johnson Davidson County
Batch# 394335 DEEDWARR
05/01/2020 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20200501-0045583

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2020.

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G20-8507

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Paul Franklin Nordstrom and Susan Annette Nordstrom (NAME)	Legacy Home Loans, LLC (NAME)	95-2-A-204 CO
2511 West Braker Lane, 225 (STREET ADDRESS)	4004 Hillsboro Pike, Ste. 216B (STREET ADDRESS)	
Austin, TX 78758 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Cameron Matthew Followill, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Franklin Nordstrom and Susan Annette Nordstrom, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Unit 22 on the Plan of Cottage Place Condominiums, a Horizontal Property Regime, of record in Book 6520, Pages 816-823, Register's Office of Davidson County, Tennessee, created under Title 66, Section 27-101 et seq., as amended, and established by Master Deed, Declarations of Covenants, Conditions and Restrictions of record in Book 6520, Page 745, said Register's Office, as amended by amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, Page 212, Register's Office, and by Second Amendment to Master Deed Declaration of Covenants, Conditions and Restrictions of record in Book 6636, page 722, and by Third Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6902, page 829, said Register's Office, together with an undivided interest in the common elements, all to which reference is hereby made for a more complete description and identification of such Unit.

Being the same property conveyed to Cameron Matthew Followill by Deed dated December 9, 2005 from Kimberly Anice Duvall and husband, Ken D. Barker, recorded December 29, 2005, in Instrument Number 20051229-0155866, Register's Office of Davidson County, Tennessee.

This is not the marital residence of the Grantor herein.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6520, page 816-823 which is part of Master Deed in Book 6520, page 745, Register's Office for Davidson County, Tennessee.
2. Easements for water mains in Book 722, page 268 and Book 722, page 324, Register's Office for Davidson County, Tennessee.
3. 10' private sanitary sewer line easement as described in Book 6753, page 184, Register's Office for Davidson County, Tennessee.
4. Right of Way Deed for highway purpose in Book 5256, page 398, Register's Office for Davidson County, Tennessee.
5. Charter of Homeowner's Association of record in Book 6582, page 869, Register's Office for Davidson County, Tennessee.
6. Easement to Comcast of Nashville 1, LLC in Instrument No. 20130517-0050099, Register's Office for Davidson County, Tennessee.
7. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
8. Master Deed and Bylaws in Book 6520, page 745, Book 6569, page 212, Book 6636, page 722, and Book 6902, page 829, said Register's Office.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 204 Cottage Place, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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~~ hand(s) this 28th day of April, 2020.

Cameron Matthew Followill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2020, before me personally appeared Cameron Matthew Followill, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of April, 2020.

TODD SHOLAR STATE TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY