THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200426545**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $370,000.00. Affiant Subscribed and sworn to before me, this 1st day of June, 2020. Notary Public My Commission Expires: 11/22/2021

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

Karen Johnson Davidson County
Batch# 408858 DEEDWARR
06/02/2020 11:00:35 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20200602-0056459

WARRANTY DEED

Address New Owner: Caroline S. Daines 1124 A Leland Avenue Nashville TN 37216	Send Tax Bills To: Wells Fargo Bank, NA MACX9999-01H 2701 Wells Fargo Way Minneapolis, MN 55467	Tax Information: Tax Parcel ID No. 072 06 4B 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, **Ashley Densberger, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caroline S. Daines, a single woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, HOMES AT 1124 LELAND AVENUE, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants Conditions and Restrictions, as shown of record in Instrument No. 20160912-0095418, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ashley Densberger, an unmarried woman, by Warranty Deed from Sondra F. Morris as Personal Representative of the Estate of Robert N. Moore, Jr. of record in Instrument No. 20190214-0013834, in the Register's Office of Davidson County, Tennessee, dated February 08, 2019 and recorded on February 14, 2019.

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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160912-0095418.

This is improved property located at 1124 A Leland Avenue Nashville TN 37216

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 1st day of June, 2020.

Ashley Densberger by WC Attorney in Fact

Ashley Densberger
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 Ashley Densberger and that he is authorized by Ashley Densberger to execute this instrument on her behalf.

WITNESS my hand, at office, this 1st day of June, 2020.

Notary Public

