WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 139
Nashville, TN 37215

G-TAG-20-5369

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,125.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: ____ (AFF

Karen Johnson Davidson County
Batch# 409756 **DEEDWARR**
06/03/2020 01:37:13 PM 2 pgs
Fees: $13.00 Taxes: $1,310.26

20200603-0057114

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Blaire E. Donnelly-Mason and Rachel E. Donnelly-Mason	NEW OWNER	
(NAME)	(NAME)	**172-03-0A-103.00-CO**
5369 Windypine Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSAN ANN JEAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLAIRE DONNELLY-MASON AND RACHEL DONNELLY-MASON, A MARRIED COUPLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of The Woodlands, Phase 1, Section 1 of record in Plat Book 6900, Page (s) 498 and 499, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Susan Ann Jean, married by Quitclaim deed from Susan Ann Jean of record in Instrument No. 20090319-024897 Register's Office for Davidson County, Tennessee, dated March 11, 2009 and recorded on March 19, 2009. Being the same property conveyed to Susan Ann Jean, an unmarried woman by Warranty deed from Thomas Jack Peebles and wife, Margaret Johnson Peebles of record in Instrument No. 20060712-0083800 Register's Office for Davidson County, Tennessee, dated July 07, 2006 and recorded on July 12, 2006.

Douglas Waguespack joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
• Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 498 and 499, Register's Office for Davidson County, Tennessee.
• Subject to all matters on boundary Plat of record in Plat Book 6900, Page 497, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Woodlands with By-Laws of Woodlands Homeowners' Association appended thereto, of record in Book 7334, Page 109 and amended in Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, and Book 8634, Page 224, as re-recorded in Book 8643, Page 675, Register's Office for Davidson County, Tennessee.
• Charter for the Woodlands Homeowners Association, Inc., of record in Book 8454, Page 246, in the Register's Office for Davidson County, Tennessee.
• Dedication of the Common Area of record in Book 8472, Page 310, in the Register's Office for Davidson County, Tennessee.
• Agreement for Participation in Huntington Park Trunk Sewer of record in Book 6699, Page 752, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Book 7336, Page 3, in the Register's Office for Davidson County, Tennessee.
• Deed of Conveyance of record in Book 8541, Page 225; Book 8541, Page 230 and Book 8541, Page 235, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20121003-0090237 in the Register's Office for Davidson County, Tennessee.

- Easements of record in Book 6710, Page 495, Book 7091, page 428 and Book 7917, page 422, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5369 Windypine Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 the 28th DAY OF MAY, 2020.

Susan Ann Jean

Douglas Waguespack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN ANN JEAN AND DOUGLAS WAGUESPACK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of May, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212