THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527307

Karen Johnson Davidson County
Batch# 412489 **DEEDWARR**
06/09/2020 03:11:30 PM 2 pgs
Fees: $13.00 Taxes: $1,363.45

20200609-0059255

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $368,500.00.

Affiant

Subscribed and sworn to before me, this 4th day of June, 2020.

Notary Public
My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Glen L Roberts 116 Jefferson Square Nashville TN 37215	New Owner	Tax Parcel ID No. 131 05 0A 116.00

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, **Anne Elizabeth McIntosh, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Glen L Roberts**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.116 of Jefferson Square, Section One horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675 page 12 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Anne Elizabeth McIntosh, by Warranty Deed from Mary F. Theil, unmarried, as surviving tenant by the entirety, of record in Instrument No. 20060627-0076803, in the Register's Office of Davidson County, Tennessee, Dated June 23, 2006 and recorded on June 27, 2006.

Said property was never the marital residence of Grantor.

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 Section One Jefferson Square Townhouses, as recorded in Plat Book 4675, Page(s) 12.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Jefferson Square (Section One) Condominium of record in Book 4731, Page 332, as amended by instrument(s) of record in Book 5826, Page 693 and Book 8550, Page 3; Rule Regarding Enforcement in Instrument No(s). 20051027-0130020 and 20100503-

0033416; 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.

Easement for Electrical, recorded in Instrument No. 20020122-0008268.

Easement recorded in Instrument No. 20130517-0050158.

Rights of others in and to any party walls located on the subject property.

This is improved property located at 116 Jefferson Square Nashville TN 37215

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 4th day of June, 2020.

Anne Elizabeth McIntosh by Charles A. Sutphin ATTORNEY IN FACT
Anne Elizabeth McIntosh, by Charles Andrew Sutphin, Jr., 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, Charles Andrew Sutphin, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Anne Elizabeth McIntosh and that he is authorized by Anne Elizabeth McIntosh to execute this instrument on her behalf.

Witness my hand, at office, this 4th day of June, 2020.

Notary Public

My Commission Expires: _____