WARRANTY DEED

Karen Johnson Davidson County
Batch# 413281 DEEDWARR
06/10/2020 12:57:26 PM 2 pgs
Fees: $13.00 Taxes: $5,679.50

20200610-0059531

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY MAY, 2020..

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Nau	New Owner	14507007600
(NAME)	(NAME)	
1179 Travelers Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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 considerations, the receipt of which is hereby acknowledged, I/we Devin C. Carty and Jessica L. Carty, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto David Nau and Amy Frankel Nau, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 42, on the Plan of Revised Plan of Inns of Granny White, of record in Book 6250, Page 460, revised in Book 6900, Page 125, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Devin C. Carty and Jessica L. Carty, husband and wife by Warranty Deed from Greg Sassman, an unmarried man, dated 11/30/2015, and Recorded 12/04/2015 of record in Deed Instrument 201512040122508, Register's Office for Davidson County, Tennessee.

Subject to the following: Taxes for 2020 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 6250, Page 460, and Revised in Plat Book 6900, Page 125, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 6566, Page 473, and amended recorded in Book 8595, Page 423, and Instrument No. 200603080027157, Register's Office for Davidson County Tennessee, together with all amendments thereto. By-laws recorded of record in Instrument 201404030027853, Register's Office for Davidson County Tennessee. Rights of others under the terms and conditions contained in the Charter of record in Book 8741, Page 252, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1179 Travelers Ridge Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 27, May, 2020.

Devin C. Carty

Jessica L. Carty

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Devin C. Carty and Jessica L. Carty, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of May, 2020.

Notary Public:
My Commission Expires: 8/15/24

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064