Karen Johnson Davidson County
Batch# 429898 DEEDWARR
07/01/2020 03:43:30 PM 4 pgs
Fees: $23.00 Taxes: $1,776.00
20200701-0071572

#35534

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35534-06-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $480,000.00. Affiant Subscribed and sworn to before me this 1st of July, 2020. Notary Public My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Brian T. Unmacht 3331 Lakewood Ave. South Seattle, WA 98144	Send Tax Bills To: New Owner 3331 Lakewood Ave. South Seattle, WA 98144	Tax Information: Map and Parcel No.: 161010B07800CO

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, Diane Lea Unmacht, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Brian T. Unmacht, unmarried ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 916 Dundonnell Place, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 1st day of July, 2020.

Diane Lea Unmacht

Diane Lea Unmacht

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Diane Lea Unmacht, 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.

Witness my hand, at office, this 1st day of July, 2020.

Notary Public

My Commission Expires:

3-6-2024

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Phase Two, Aberdeen Woods, as of record in Plat Book 9700, page 849, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Diane Lea Unmacht, unmarried, by deed dated June 23, 1999 from Zaring Homes, Inc. of record in Book 11563, page 211, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 161010B07800CO.
2. Restrictive covenants contained in an instrument of record in Book 6458, page 94, amended in Book 6598, page 52, Book 6706, page 1, Book 6764, page 358, Book 7715, page 143 and in Book 8430, page 307, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions By-Laws and Restrictions for Aberdeen Woods, of record in Book 10790, page 189, amended in Book 11303, page 555, Book 11714, page 843, Instrument No. 20000203-0011436, reaffirmed in Instrument No. 20000816-0081296, amended in Instrument No. 20030221-0023491, Instrument No. 20030221-0023492 and in Instrument No. 20030730-0108227, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Aberdeen Woods Homeowner's Association, Inc. of record in Instrument No. 20010110-0003209, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 10611, page 153, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Plat Book 9700, page 849, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6250, page 769. Surveyor's Correction in Book 6757, page 226, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 10644, page 324, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

