THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 April G. Nichols State of Tennessee Notary Public Williamson County	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF March 2020 Notary Public MY COMMISSION EXPIRES: 10-24-2023 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Lea Wingate	NEW OWNER	MAP
1127 Lilly Valley Way	Karen Johnson Davidson County Batch# 435875 DEEDWARR 07/13/2020 10:28:19 AM 2 pgs Fees: $13.00 Taxes: $1,091.50 20200713-0076116	PARCEL 102-13-0B-014.00-CO
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Steven Cone and Melissa Cone, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anna Lea Wingate, an unmarried woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit No. 14 on the plan of Park Place at Charlotte, a horizontal property regime with private elements, as established by the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20150916-0097376, as amended in Instrument No. 20161118-0122072, Instrument No. 20161209-0129493, and in Instrument No. 20170213-0014731, and a shown as Exhibit "A-1" to the Amendment to Declarations of Covenants, Conditions and Restrictions for Park Place at Charlotte, of record In Instrument No. 20170213-0014731, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Steven Cone and Melissa Cone, husband and wife by Warranty deed from Beazer Homes LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20171222-0130688 Register's Office for Davidson County, Tennessee, dated December 20, 2017 and recorded on December 22, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1127 Lilly Valley Way, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand( ) this the 26th day of March, 2020.

Steven Cone by R. L. Moore, Attorney-in-Fact

Steven Cone by R. L. Moore, Attorney-in-Fact

Melissa Cone by R. L. Moore, 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, the within named **R. L. Moore** 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 on behalf of **Steven Cone**, as his Attorney in Fact, as the free act and deed of the within named **Steven Cone**.

Witness my hand and official seal this the 26th day of March, 2020.

My Commission expires 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tracey Perry
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **R. L. Moore** 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 on behalf of **Melissa Cone**, as her Attorney in Fact, as the free act and deed of the within named **Melissa Cone**.

Witness my hand and official seal this the 26th day of March, 2020.

My Commission expires 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tracey Perry
Notary Public