WARRANTY DEED

Karen Johnson Davidson County
Batch# 439103 DEEDWARR
07/16/2020 12:20:12 PM 2 pgs
Fees: $13.00 Taxes: $971.25

20200716-0078085

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $262,500.00

Priscilla C Hankey
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF JULY, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES January 8, 2024

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-7375B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Elizabeth Fulton and Brady Fulton, and Josephine Chromy	New owner	129-11-0A-214.00-CO
214 Cana Circle		
Nashville, TN 37205		

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,

CYNTHIA KAY SCHWARTZ, MARRIED AND ELIZABETH BARNES, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRADY JAMES FULTON AND ELIZABETH J. M. FULTON, HUSBAND AND WIFE AND JOSEPHINE MANIGAULT CHROMY, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEE(S), 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. 214 on the Plan of First Revision, Condominium Site Plan, Plat for Phase 1-A of Lot 2, The Cloister at Saint Henry, of record in Plat Book 5200, Page 656, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Betty Jean Barnes, widowed, by Warranty Deed from St. Henry's Property Development, Inc., of record in Instrument No. 20110225-0015555, Register's Office for Davidson County, Tennessee, dated February 25, 2011 and recorded on February 25, 2011.

Also see Deed of Leasehold Interest to Don Barnes and wife, Betty Jean Barnes recorded in Instrument No. 20061027-0133704, Register's Office for Davidson County, Tennessee.

The said Don Barnes (aka James D. Barnes) deceased on or about May 18, 2010.

The said Betty Jean Barnes having died on September 20, 2019, her interest in said property vesting in Cynthia Kay Schwartz and Elizabeth Barnes pursuant to Last Will and Testament filed at Case No. 19P1925, Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

THE PREMISES IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS AND/OR THE GRANTORS' SPOUSE(S).

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 214 Cana Circle, Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 15th day of July, 2020.

Cynthia Kay Schwartz

Cynthia Kay Schwartz

Elizabeth Barnes

Elizabeth Barnes

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CYNTHIA KAY SCHWARTZ AND ELIZABETH BARNES, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of July, 2020.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 20-7375B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 160

Brentwood, TN 37027