Karen Johnson Davidson County
Batch# 440323 DEEDWARR
07/20/2020 09:46:30 AM 4 pgs
Fees: $23.00 Taxes: $684.50
20200720-0079196

#35552

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35552-06-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $185,000.00 Affiant Subscribed and sworn to before me this 16th day of July, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: George B. Mabry 739 Greeley Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner 739 Greely Dr. Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 117110J33500CO

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, **Clifton E. Dever, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George B. Mabry, a married man, and Katherine Ann Mabry, an unmarried woman, as tenants in common with each having a 50% ownership interest** ("Grantee"), their 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 2025 Woodmont Boulevard #335, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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 15th day of July, 2020.

Clifton E. Dever

STATE OF FLORIDA
COUNTY OF Santa Rosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clifton E. Dever, 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 for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2020.

Notary Public

My Commission Expires: Oct 20, 2023

ZACHARY T. BATTLES
MY COMMISSION # GG 911789
EXPIRES: October 20, 2023
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 335 together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415, and Instrument No. 20050512-0053861,Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Clifton E. Dever, unmarried, by deed dated September 14, 2016 from Mark A. Haden and Claire Haden, husband and wife of record in Instrument No. 20160926-0100965, 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, which have been prorated by the parties and assumed by the Grantee. Map and Parcel No. 117110J33500CO. (Estimated to be $1,815.03)
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Hillmont Condominiums, of record in Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Right of Entry Agreement of record in Book 9921, page 620, Register's Office for Davidson County, Tennessee.
5. Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20110930-0075711, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Site Plan of record attached as Exhibit C to the Master Deed in Instrument No. 200402-09-0015685, re-recorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415, 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:

