WARRANTY DEED

Karen Johnson Davidson County
Batch# 442680 DEEDWARR
07/23/2020 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $680.43
20200723-0080992

STATE OF TENNESSEE
COUNTY OF Davidson

2020-359

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,900.00.

(Affiant)

Sworn to and subscribed before me this 20th day of July, 2020.

Notary Public

My commission expires: 10/3/2023

YEVNIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Debra Y. Farr (NAME)	Send to new owner at property address (NAME)	**136-03-0C-066.00-CO**
3850 Priest Lake Dr Nashville TN 37217 (ADDRESS) (City) (State) (Zip)	(ADDRESS) (City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark Carbonneau and Marcella Carbonneau, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Debra Y. Farr, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 8 located on Lot 9 of Heritage Village of Priest Lake Park Condominiums, of record in Book 4860, page 98, said Register's Office, and by Master Deed of record in Book 5097, Page 855, as amended in Book 5192, Page 243, further amended in Book 5292, Page 747, Book 5292, Page 749 and Inst. No. 20140314-0021490, said Register's Office, to which reference is hereby made for a more complete description of said lot.

Being all the same property conveyed to Mark Carbonneau and his wife, Marcella Carbonneau, by deed from Michael J. Schreiner and his wife, Marion L. Schreiner, of record in Book 7633, page 603, said Register's Office.

THIS instrument is being executed in behalf of MARK CARBONNEAU AND MARCELLA CARBONNEAU pursuant to a Power of Attorney executed by same on the 25th day of March, 2020, and being filed for record in Instrument No. __202007230080991__, and being recorded simultaneously herewith.

This is improved property also known as: 3850 Priest Lake Drive, Nashville, TN 37217.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Heritage Village of Priest Lake Park Condominiums, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein. Subject to the Master Deed and By-Laws of Priest lake Park Condominiums of record in Book 5097, Page 855, as amended in Book 5192, Page 243, further amended in Book 5292, Page 747, Book 5292, Page 749 and Inst. No. 20140314-0021490, said Register's Office

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of July, 2020.

Mark Carbonneau Mark Carbonneau, by

By: _____ (SEAL)
Rosemary Calcese, Attorney-In-Fact

Marcella Carbonneau Marcella Carbonneau. by

By: _____ (SEAL)
Rosemary Calcese, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of July, 2020, before me personally appeared ROSEMARY CALCESE, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of MARK CARBONNEAU AND MARCELLA CARBONNEAU, and acknowledged that she executed the same as the free act and deed of the said MARK CARBONNEAU AND MARCELLA CARONNEAU.
Witness my hand, at office, this 24th day of April, 2020.

_____
Notary Signature

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

My commission expires: 5/2/22

202007230080992

Certificate of Authenticity

I, Venikkia Branch, 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 executed and authenticated according to law

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21