THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728659

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $380,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2020.

Notary Public
My Commission Expires: __

Karen Johnson Davidson County
Batch# 446862 **DEEDWARR**
07/30/2020 12:27:15 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20200730-0084159

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mariet Guirguis 6305 Leconte Park Brentwood, TN 37027	New Owner	Tax Parcel ID No. 129 14 0A 085.00

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, **Fay O. Carpenter, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mariet Guirguis, married** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Units 802 and 805 of Wessex Towers Condominium created under Title 64, Section 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed from central Tennessee Investment Company, Inc., of record in Book 5414, Page 634, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to such Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Wessex Towers Condominium Apartments of record in Book 5200, Pages 142 and 143, Register's Office for said County.

Being the same property conveyed to Fay O. Carpenter, by Quitclaim Deed from George K. Carpenter, Jr. as a tenant by the entirety with spouse, Fay O. Carpenter, of record in Instrument No. 20000424-0040118, in the Register's Office of Davidson County, Tennessee, dated April 19, 2000 and recorded on April 24, 2000.

George K. Carpenter having since died on September 14, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Wessex Towers Condominium Apartments, as recorded in Plat Book 5200, Page(s) 142 and 143.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Wessex Towers Condominium of record in Book 5414, Page 634 and Appointment of Successor Trustee recorded in Book 7473, Page 977 and Instrument No. 20120516-0042527; also subject to easements, rights and interests 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.

Easement for Gross and Right of Way, recorded in Instrument No. 20171127-0120861.

Memorandum of Building and Rooftop Lease Agreement as set forth in instrument recorded in Instrument No. 20151006-0101536.

An application to Combine Parcels recorded in Instrument No. 20050708-0079178.

This is improved property located at 6666 Brookmont Terrace #805 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 23rd day of July, 2020.

Fay O. Carpenter

Fay O. Carpenter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Fay O. Carpenter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of July, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022