THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28758

Karen Johnson Davidson County
Batch# 447796 **DEEDWARR**
07/31/2020 12:59:47 PM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20200731-0084757

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **850,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-1-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn Colburn	owner	MAP 105-01-0Q
1023 A Villa Place		PARCEL -001.00-CO
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (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, WE, **James W. Brown, unmarried and Maureen Doyle, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carolyn Colburn**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, Unit No. 1023A, on the Plan of 1023 Villa Place Residences, a Horizontal Property Regime with Private Elements, as established by and Site Plan in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20150724-0072711, in the Register's Office of Davidson, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to James W. Brown, unmarried and Maureen Doyle, unmarried, as joint tenants with right of survivorship by Warranty deed from Kenneth F. Hinman, an unmarried man of record in Instrument No. 20181001-0096986 Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 01, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 21, Page 83; (3) Covenants, Conditions and Restrictions of record in Instrument Number 20150724-0072711; (4) Charter of record in Instrument Number 20150804-0076883; (5) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (6) Subject to rights of others in and to the common areas and/or elements; (7) All visible easements;(8) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1023 A Villa Place, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 our hands this the 30th day of July, 2020.

Maureen Doyle by JAW her attorney-in-fact
Maureen Doyle by James A. Waechter, Attorney-in-Fact

James W. Brown by JAW atty-in-fact
James W. Brown by James A. Waechter, 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 **James A. Waechter** 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 **Maureen Doyle and James W. Brown**, as their Attorney in Fact, as the free act and deed of the within named **Maureen Doyle and James W. Brown**.

Witness my hand and official seal this the 30th day of July, 2020.

My Commission expires 9-6-22

Tracey Perry
Notary Public

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON