THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728420**	STATE OF ~~TENNESSEE~~) missouri COUNTY OF ~~DAVIDSON~~) St. Louis The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me, this 7th day of August, 2020. Notary Public My Commission Expires: 02/18/2023

Morgan Blount
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission #19790692
My Commission Expires February 18, 2023

Karen Johnson Davidson County
Batch# 454734 DEEDWARR
08/12/2020 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20200812-0089683

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ronald Allen Deese and Kathleen Deese 2600 Hillsboro Pike Unit 255 Nashville TN 37212	New Owner	Tax Parcel ID No. 117 03 0H 255.00

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, **Sara E. Dorris, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald Allen Deese and Kathleen Deese, husband and wife,** ("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 Unit #255 on the Plan of The Enclave at Hillsboro Village, as established under Master Deed of record in Instrument 20051005-0119789 as amended in Instrument 20060210-0016562, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Sara E. Dorris, unmarried, by Warranty Deed from R. Edward Hutton, Jr., married, of record in Instrument No. 20160908-0094536, in the Register's Office of Davidson County, Tennessee, dated August 30, 2016 and recorded on September 08, 2016.

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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Enclave at Hillsboro Village Condominium of record in Instrument No. 20051005-0119789, as amended by instrument(s) of record in Instrument No's. 20060210-0016562 and 20060919-0016052; 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 Right of Way, recorded in Instrument No. 20200310-0026753.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060406-0039476.

This is improved property located at 2600 Hillsboro Pike Unit 255 Nashville TN 37212

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 7th day of August, 2020.

Sara E Dorris — 8-7-20

Sara E. Dorris

STATE OF Missouri
COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sara E. Dorris, 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 7th day of August, 2020

Morgan Blount

Notary Public

My Commission Expires: 02/18/2023

Morgan Blount
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission #19790692
My Commission Expires February 18, 2023

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).