Karen Johnson Davidson County
Batch# 455595 DEEDWARR
08/13/2020 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20200813-0090396

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

CRT File No. 20072840

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$695,000.00~~.

Affiant

Subscribed and sworn to before me, this 11th day of August, 2020.

Notary Public
My Commission Expires: 5/2/2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Barbara L Pagano 4317 Lindawood Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 130 08 0C 002.00

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, **Jessica McAllister, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Herb David Ludwig and Barbara Lynne Pagano, 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 Lot No. 1B, on the Plan of Revised Horizontal Property Regime, Private Element Plat, Lot 1 - Lindawood Place of record in Plat Book 9700, page 618, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jessica McAllister, an unmarried woman, by Warranty Deed from Evelyn E. McPherson, unmarried, of record in Instrument No. 20160610-0058875, in the Register's Office of Davidson County, Tennessee, dated June 02, 2016, and recorded on June 10, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Horizontal Property Regime, Private Element Plat, Lot 1 - Lindawood Place, as recorded in Plat Book 5190, Page(s) 695 and Plat Book 7900, Page 686, as revised in Plat Book 9700, Page 618.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Lindawood Place Condominium of record in Book 6012, Page 98, as amended by instrument(s) of record in Book 6288, Page 746; 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.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9283, Page 753, as amended in Book 10839, Page 523.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2092, Page 410; Book 2097, Page 93 and Book 8329, Page 477.

Easement for Ingress, Egress and Access, Maintenance Agreement and Restrictive Covenant, recorded in Book 9283, Page 748.

This is improved property located at 4317 Lindawood Drive Nashville TN 37215

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 11th day of August, 2020.

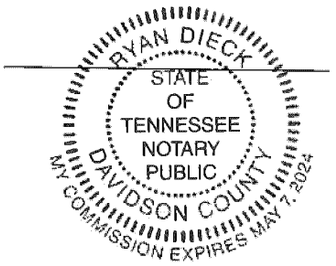
Jessica McAllister

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica McAllister, 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 11th day of August, 2020.

Notary Public

My Commission Expires: 

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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)

On this 22nd day of July, 2020, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 3-17-2024