File 33522-8

Box 14

Karen Johnson Davidson County
Batch# 457387 DEEDWARR
08/14/2020 12:11:09 PM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20200814-0091300

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$575,000.00.**

Affiant

Subscribed and sworn to before me, this the 13th day of August, 2020.

Notary Public

My commission expires: 5/9/23

(AFFIX SEAL)

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Corissa Mary Louise Miller **Nicholas Anthony Miller**	**CapStar Bank**	**Map 091-12-0 Parcel 001.00**
4502 A Illinois Avenue	**2002 Richard Jones Road, Ste A300**	
Nashville, TN 37209	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Timothy C. Goonan, Jr. and Rachael M. Goonan, husband and wife

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

Corissa Mary Louise Miller and Nicholas Anthony Miller, wife and husband

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

Land in Davidson County, Tennessee, being Unit 4502-A on the Plan of 4502 Illinois Avenue Townhouses as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20150506-0041303, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Timothy C. Goonan, Jr. and Rachael M. Goonan, husband and wife, by Warranty Deed dated October 27, 2015 from Regal Homes Co., of record in Instrument No. 20151029-0109954, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Exhibit "B" to the Master Deed of record in Instrument No. 20150506-0041303, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Master Deed, Attorney's Opinion Letter and By-Laws of 4502 Illinois Avenue Townhouses, of record in Instrument No. 20150506-0041303 and Scrivener's Affidavit of record in Instrument No. 20160727-0077326, said Register's Office. (3) Charter of 4502 Illinois Avenue Townhouses Homeowners Association, Inc., of record in Record Book 499, Page 789, Register's Office for Cheatham County, Tennessee. (4) Subject to a street closing and any easement(s) retained in Ordinance No. 092-290, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is Improved (_X_) Unimproved (____) property, known as **4502 A Illinois Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, their 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 my/our hand(s) this **13th** day of **August, 2020.**

Timothy C. Goonan, Jr.

Rachael M. Goonan

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Timothy C. Goonan, Jr. and Rachael M. Goonan,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **August, 2020.**

Notary Public

My Commission Expires: 1/19/21