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

CRT File No. 200728516

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $490,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 458362 DEEDWARR
08/17/2020 12:03:55 PM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20200817-0092008

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua Lloyd Hill 6012B California Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091 02 2X 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, **Jeffrey D West, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Lloyd Hill, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at 6012 California Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 6012 California Avenue, a Horizontal Property Regime, of record in Instrument Number 20191204-0124999, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Jeffrey D. West by Warranty Deed from Maria E. Sevilla, unmarried, of record in Instrument No. 20191025-0109652, in the Register's Office of Davidson County, Tennessee, dated October 18, 2019 and recorded October 25, 2019. Spouse of Maria E. Sevilla having since died.

Being part of the same property conveyed to Maria E. Sevilla, married by Quitclaim Deed from Alejadra Sevilla, unmarried, of record in Instrument No. 20040520-0059148, in the Register's Office of Davidson County, Tennessee, dated May 14, 2004 and recorded May 20, 2004.

Being part of the same property conveyed to Alejadra Sevilla and wife Maria E. Sevilla by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, of record in Instrument No. 20040308-0025945, in the Register's Office of Davidson County, Tennessee, dated February 27, 2004 and recorded March 08, 2004.

Said property was never the marital residence of Grantor.

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.

Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 091022X00200CO

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cherokee Park Subdivision, as recorded in Plat Book 161, Page(s) 75.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20191204-0124999.

Easement for Public Right-of-Way, recorded in Instrument No. 20200103-0000876.

This is improved property located at 6012B California Avenue Nashville TN 37209

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 13th day of August, 2020.

Jeffrey D West

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey D West, 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 13th day of August, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021