THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728660**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $838,000.00. Affiant Subscribed and sworn to before me, this 13th day of August, 2020. Notary Public My Commission Expires: 5/23/22

Karen Johnson Davidson County
Batch# 458643 DEEDWARR
08/18/2020 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $3,100.60
20200818-0092463

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dorothy Kaminski 426 Prestwick Court Nashville TN 37205	New Owner	Tax Parcel ID No. 104-14-0H-043.00 CO

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, **F. Lynn McPheeters and Susan F. McPheeters, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Dorothy Kaminski and Michael Kaminski MD, wife and husband**, ("Grantees"), their 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(s) 22, as shown on the map entitled Revised Final Plat of Whitworth Phase 3, Section 2, of record in Plat Book 7900, page 969 and corrected by Surveyor's Certificate of Correction of record in Book 10270, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to F. LYNN MCPHEETERS AND WIFE, SUSAN F. MCPHEETERS, by deed from JANICE LOUISE CANNADY, of record in Instrument No. 20100922-0075286 , dated September 20, 2010 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 104-14-0H-043.00 CO.

Matters shown on the Plan of record in Plat Book 7900, page 969, corrected in Book 10270, page 34, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8026, page 305, Book 8282, page 45, Book 9144, page 153, Book 9778, page 27, Book 9567, page 259, Book 10503, page 139, Instrument No. 20170720-0073719, B y-laws amended in Instrument No. 20020723-0088620 and Instrument No. 20191003-0101242 , said Register's Office.

Sanitary Sewer Easement of record in Book 3467, page 204, said Register's Office.

Easement Agreement of record in Book 9778, page 16, said Register's Office.

This is improved property located at 426 Prestwick Court Nashville TN 37205

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.

F. Lynn McPheeters

Susan F. McPheeters by F. Lynn McPheeters, her Attorney-in-Fact

STATE OF ~~South Carolina~~)
COUNTY OF Beaufort)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, F. Lynn McPheeters, 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 for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Susan F. McPheeters and that he is authorized by Susan F. McPheeters to execute this instrument on her behalf.

Witness my hand, at office, this 13th day of August, 2020.

Winnie Faye Barnard
Notary Public

My Commission Expires: WINNIE FAYE BARNARD
~~Notary Public State of~~ South Carolina
My Commission Expires
September 25, 202[illegible]

True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023