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

CRT File No. 200627856

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $230,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of July, 2020.

Notary Public
My Commission Expires: ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 460598 **DEEDWARR**
08/20/2020 11:12:27 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20200820-0094006

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Celeste Patterson and Douglas J. Meech 6214 Murray Lane Brentwood, TN 37027	New Owner	Tax Parcel ID No. 117 15 0A 140.00

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, **Brandy L. Clark and Sally L. Clark**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Celeste Patterson and Douglas J. Meech, 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 No. L-4 in a Horizontal Property Regime of the Green Hills Terrace, a Condominium apartment, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed, of record in Book 5304, Page 702, as amended in Book 7841, Page 557 and Book 9830, Page 181, in the Register's Office or Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of the Green Hills Terrace, as of record in Book 5200, Page 64, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Brandy L. Clark and Sally L. Clark, by Warranty Deed from Patricia A. Zarling and Karl E. Zarling, of record in Instrument No. 20030611-0080648, in the Register's Office of Davidson County, Tennessee, dated June 09, 2003 and recorded on June 11, 2003.

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 GREEN HILLS TERRACE CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 64.

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 Green Hills Terrace Condominium of record in Book 5304, Page 702, as amended by instrument(s) of record in Book 7841, Page 557 and Book 9830, Page 181, and any amendments thereto, also subject to easements, rights and interests in favor of other unit

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11362, Page 463.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3879, Page 569.

Easement for Overhang, recorded in Book 4317, Page 162.

Easement recorded in Book 4320, Page 896.

Easement for Comcast, recorded in Instrument No. 20110930-0075704.

License Agreement as set forth in instrument recorded in Book 7523, Page 260.

This is improved property located at 1900 Richard Jones Road L4 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 24th day of July, 2020.

Brandy L. Clark

Sally L. Clark By: Brandy Clark
Sally L. Clark
By: Brandy L. Clark, Attorney in Fact Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandy L. Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Sally L. Clark and that she is authorized by Sally L. Clark to execute this instrument on her behalf.

WITNESS my hand, at office, this 24th day of July, 2020.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022