THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829178**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me, this 21st day of August, 2020. Notary Public My Commission Expires: 3-8-2021

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 462679 DEEDWARR
08/24/2020 11:13:30 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20200824-0095286

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lauren Oliver 202 46th Avenue North Nashville TN 37209	New Owner SAME	Tax Parcel ID No. 103 04 0B 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, **Richard Wade Fulton and Molly G. Stover n/k/a Molly Fulton, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren Oliver**, ("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 B on the Plan of Wyoming @ 46th Ave. N. A Planned unit Development, a Horizontal Property Regime (Private Element), of record in Plat Book 11190, Page 145, amending Plat Book 57, Page 103, Registers office for Davidson County, Tennessee, and as further described in the Master Deed of record in Book 11715, Page 383, as amended in Instrument No. 200003020220335, said Registers office, subject to By-Laws and Charter of Wyoming @ 46th Avenue North as recorded in Book 11715, Page 406 and Book 11715, Page 417, Registers office for Davidson County, Tennessee.

Being the same property conveyed to Molly G. Stover, an unmarried person, by Warranty Deed from Amanda E. Jones, married, of record in Instrument No. 20150923-0096526, in the Register's Office of Davidson County, Tennessee, dated September 21, 2015 and recorded on September 23, 2015.

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 Wyoming @ 46th Ave. N. A Planned unit Development, as recorded in Plat Book 11190, Page(s) 145.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Charlotte Park Company's First Addition, as recorded in Plat Book 57, Page(s) 103.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the

Master Deed establishing Wyoming @ 46th Ave. North Condominiums of record in Book 11715, Page 383, as amended by instrument(s) of record in Instrument No. 20000302-0020335 ; 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.

This is improved property located at 202 46th Avenue North 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 21st day of August, 2020.

Richard Wade Fulton

Molly G. Stover n/k/a Molly Fulton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Wade Fulton and Molly G. Stover n/k/a Molly Fulton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~21~~ 20th day of August, 2020.
WTC

Notary Public

My Commission Expires: 07-09-2022

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

