WARRANTY DEED

Karen Johnson Davidson County
Batch# 462879 **DEEDWARR**
08/24/2020 02:40:59 PM 2 pgs
Fees: $13.00 Taxes: $527.25

20200824-0095616

JM-SB-ARG-20-6680-H8

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00.

Vicki M Dooley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2020.

Mary Frances Rudy
Notary Public

MY COMMISSION EXPIRES: 1-3-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alan Dooley and Vicki Dooley	**NEW OWNER**	
(NAME)	(NAME)	**102-07-0A-100.00-CO**
6319 Percy Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMANDA S. FRANSON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALAN DOOLEY AND VICKI DOOLEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

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 No. H-8 of West Meade Condominium n/k/a The Avenue Nashville West, Inc., a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for West Meade Condominiums, of record in Book 5923, page 704, as amended in Book 6277, page 653, Book 7333, page 415, Book 7333, page 418, Instrument No. 20120724-0065040 and Scrivener's Affidavit in Instrument No. 20120817-0074026, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of West Meade Condominium, for placement of Units, of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Amanda S. Franson, a single woman by Warranty deed from Shawn F. Meehan and Eric D. Glasser of record in Instrument No. 20160729-0078585 Register's Office for Davidson County, Tennessee, dated July 27, 2016 and recorded on July 29, 2016.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 5200, Page 430, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Avenue Nashville West, Inc., (formerly West Meade Condominium) of record in Book 5923, Page 704, amended in Book 6277, page 653, Book 7333, page 415, Book 7333, page 418, Instrument No. 20120307-0020068 and Instrument No. 20120724-0065040, as corrected in Instrument No.20120817-0074026, Register's Office for Davidson County, Tennessee.
- By-Laws of The Avenue Nashville West, Inc., (formerly West Meade Condominium Inc.) of record in Book 5923, Page 740, in the Register's Office for Davidson County, Tennessee.
- Charter of The Avenue Nashville West, Inc., (formerly West Meade Condominium Inc.) of record in Book 5923, Page 756, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of record in Book 4520, Page 836 and Book 8808, Page 872, in the Register's Office for Davidson County, Tennessee.
- Encroachment Easement of record in Book 6561, Page 90, in the Register's Office for Davidson County, Tennessee.
- Ingress/Egress Easement of record in Book 4265, Page 587, in the Register's Office for Davidson County, Tennessee.
- Recreational Easement of record in Book 4552, Page 507, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6680 Charlotte Pk #H8, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 21st DAY OF AUGUST, 2020.

Amanda S. Franson
by Paul Hinman as 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, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of AMANDA S. FRANSON, and who acknowledged he/she/they executed the same as the free act and deed of the said AMANDA S. FRANSON.

Witness my hand and official seal, this the 21st of August, 2020.

Notary Public
My Commission Expires: 6/11/2023
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm. Exp 06/11/2023
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212