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

CRT File No. 200728997

Karen Johnson Davidson County
Batch# 463244 DEEDWARR
08/25/2020 11:37:07 AM 2 pgs
Fees: $13.00 Taxes: $934.25

20200825-0096097

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $252,500.00.

Beth Jones
Affiant

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

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Linus D. Catignani 266 Glenstone Circle Brentwood TN 37027	New Owner	Tax Parcel ID No. 171-02-0A-121.00 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, **Beth Jones, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Linus D. Catignani**, ("Grantee"), his 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 121 , as shown on the map entitled Brentwood Villa, Phase 3B, of record in Plat Book 6900, page 329, 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 BETH JONES, by deed from RUSSELL THEODORE WINGO, JR AND DEBORAH WILLIAMS WINGO, TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE WINGO REVOCABLE LIVING TRUST, DATED DECEMBER 11, 2009, of record in Instrument No. 20180308-0022057 , dated February 26, 2018 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 171-02-0A-121.00 CO.

Matters shown on the Plan of record in Plat Book 6900, page 329, and on Boundary Plat of record in Plat Book 6900, page 4, said Register's Office.

Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 5155, page 164, said Register's Office.

Storm Water Detention Agreement of record in Book 6385, page 814, said Register's Office.
Easement to ComCast of Nashville I, LLC of record in Instrument No. 20120124-0006661, said Register's Office.

Master Deed and ByLaws of record in Book 6923, page 943, amended in Book 7035, page 115, Book 7143, page 18, Book 7266, page 84 and Book 7423, page 574, ByLaws amended in Book 7423, page 567 and Book 8074, page 564 and Appointment of Substitute Trustee of

record in Instrument No. 20071022-0124551, said Register's Office.

This is improved property located at 266 Glenstone Circle Brentwood TN 37027

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 August, 2020.

Beth Jones

Beth Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beth Jones, 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 24th day of August, 2020.

Notary Public

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My Commission Expires: _____

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