WARRANTY DEED

Karen Johnson Davidson County
Batch# 464643 DEEDWARR
08/26/2020 11:02:16 AM 2 pgs
Fees: $13.00 Taxes: $3,237.50

20200826-0096714

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$875,000.00**

Affiant

Subscribed and sworn to before me, this the 25th day of August, 2020.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David Lockhart **Alexandra Kline**	NEW OWNER	**Map 131-03-1-K Parcel 001-00co**
4113 A Oriole Place		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Donald C. Decker, Jr. and Barbara B. Decker, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Lockhart and Alexandra Kline, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 4113-A on the Plan of Oriole Place, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions of Oriole Place, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), of record in Instrument No. 20140522-0044302, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Oriole Place, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), shown on Exhibit "B" to the Declaration of Protective Covenants of record in Instrument No. 20140522-0044302, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Donald C. Decker, Jr. and Barbara B. Decker, husband and wife, by Warranty Deed dated June 4, 2015 from Talbert Construction Advisors, LLC, of record in Instrument No. 20150608-0053518, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "B" to the Declaration of Protective Covenants Conditions and Restrictions of record in Instrument No. 20140522-0044302, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters as shown on the Plan of record in Plat Book 1130, Page 30, said Register's Office. (3) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140110-0002804, said Register's Office. (4) Restrictive Covenants contained in instrument of record in Book 1165, Page 562, Register's Office for Davidson County, Tennessee. (5) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **4113 A Oriole Place, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 20 day of **August, 2020.**

Donald C. Decker, Jr.

Barbara B. Decker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Donald C. Decker, Jr. and Barbara B. Decker,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20 day of **August, 2020.**

Notary Public

My Commission Expires: 10-7-23

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.