Karen Johnson Davidson County
Batch# 468129 DEEDWARR
09/01/2020 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20200901-0099428

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0655

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
August J. Washington and Annette E. Washington	TruistBank	Map: 034010F06500CO
(NAME) 4210 Nevada Ave.	(NAME) 901 Semmes Avenue	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($190,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AERIN L. WASHINGTON AND JAMAR RITCH, WIFE AND HUSBAND,

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

AUGUST J. WASHINGTON AND ANNETTE E. WASHINGTON, 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:

A certain townhome located in Davidson County, Tennessee , being Unit No. 65 of Cobblestone II Townhomes established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now ore hereafter established over, though, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Aerin L. Washington, a single woman, by deed from Mid-TN Capital, LLC, a Tennessee limited liability company, of record in Instrument No. 20170322-0028029, dated March 17, 2017, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Instrument No. 20100310-0018694, said Register's Office; (3) Restrictions of record in Book 2271, Page 71 and Book 3870, Page 687, in the Register's Office for Davidson County, Tennessee; (4) Charter for Homeowners Association of record in Instrument No. 20160401-0031280, in the Register's Office for Davidson County, Tennessee; (5) Inspection and Maintenance Agreement of Private Storm Water Management Facilities of record in Instrument No. 20080612-0060827 and Instrument No. 20150825-0085830, in the Register's Office for Davidson County, Tennessee; (6) All matters of record in Book 421, Page 44 and Book 2330, Page 10, in the Register's Office for Davidson County, Tennessee; (7) Transmission Line Easement of record in Book 2443, Page 558, in the Register's Office for Davidson County, Tennessee; (8) Sanitary Sewer Easements

of record in Book 4362, Page 966, Book 4362, Page 968, Book 4362, Page 970, Book 4362, Page 972, Book 4362, Page 974, Book 4362, Page 976, Book 4362, Page 978, Book 4362, Page 980, Book 4468, Page 452, Book 4468, Page 454, Book 4468, Page 456, Book 4468, Page 458, Book 4468, Page 460, Book 4468, Page 462, Book 4468, Pge 464, Book 4468, Page 466, Book 4468, Page 468, in the Register's Office for Davidson County, Tennessee; (9) Easement to American Telephone and Telegraph of record in Book 7030, Page 404 and Book 7030, Page 407, in the Register's Office for Davidson County, Tennessee; (10) Consent for Judgment and Final Decree for Right of Way to State of Tennessee of record in Book 8590, Page 304, in the Register's Office for Davidson County, Tennessee; (11) Easement to AT&T of record in Book 11248, Page 927 and Instrument No. 20020215-0019975, in the Register's Office for Davidson County, Tennessee; (12) 50 Foot Ingress, Egress and Utility Easement of record in Instrument No. 20060628-0077506, in the Register's Office for Davidson County, Tennessee; (13) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090114-0003605, in the Register's Office for Davidson County, Tennessee; (14) Easement to U.S. Sprint Communications Co. of record in Instrument No. 20140114-0003779, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20160401-0031281, corrected in Instrument No. 20170501-0042305 as amended in Instrument No. 20160929-0102734 and Instrument No. 20180424-0038505 and DCCR's in Instrument No. 20081229-0123139, Amendment and Termination of DCCR's in Instrument No. 20160401-0031279 and Termination of DCCR's and Merger in Instrument No. 20161010-0106675, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 274 Cobblestone Place, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 our hands this 28 day of August, 2020.

Aerin L. Washington

Jamar Ritch

STATE OF UTAH
COUNTY OF SALT LAKE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aerin L. Washington and Jamar Ritch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 28 day of August, 2020.

My Commission Expires: 7 NOV 2022

Notary Public

Notary Public - State of Utah
JULIE STRINGHAM
Comm. #703107
My Commission Expires
November 7, 2022

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY