THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728474**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $378,000.00. LaKim Singleton Affiant Subscribed and sworn to before me, this 27th day of August, 2020. Notary Public My Commission Expires: 6-24-2023

April G. Nichols State of Tennessee Notary Public Williamson County

Karen Johnson Davidson County
Batch# 471467 DEEDWARR
09/08/2020 10:27:29 AM 2 pgs
Fees: $13.00 Taxes: $1,398.60

20200908-0101792

WARRANTY DEED

Address New Owner: Leigh Anne Pickup 113 Jefferson Square Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-05-0A-113.00

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, **Joshua Curtis and wife, Meredith Curtis.** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Leigh Anne Pickup , unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. C-133 on the plan of Section One, Jefferson Square Townhouses, Condominium Apartments, a horizontal property regime, of record in Book 4675, Page 12, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4731, Page 332 as amended in Book 5826, Page 693, Book 8550, Page 3 and Instrument No. 20100503-0033416. All in said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Jefferson Square, Section One, Condominium Apartments, contained in the Master Deed and the by-laws appended thereto, recorded in Book 4731, Page 341 as amended in Book 5676, Page 31, Book 5700, Page 719, Book 8036, Page 54, Book 8057, Page 179 and Book 8550, Page 973, and by-laws of record in Book 8231, Page 418 and Book 9276, Page 249, all in said Register's Office, arc incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Joshua Curtis and wife, Merdith Curtis by Warranty deed from William Lawrence Beard Jr. and wife, Deana Marci Beard of record in Instrument No. 20120924-0086484 Register's Office for Davidson County, Tennessee, dated September 20, 2012 and recorded on September 24, 2012.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4675, Page 12, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment 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, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Jefferson Square Townhouses of record in Book 4731, Page 332; Book 5826, Page 693; Book 8550, Page 3 and Instrument No. 20100503-0033416, Register's Office for Davidson County, Tennessee.
By-Laws of record in Book 4731, Page 341, amended in Book 5676, Page 31, Book 5700, Page 719, Book 8036, Page 54, Book 8057, Page 179, Book 8231, Page 418, Book 8550, Page 973, Book 9276, Page 249, Book 10355, Page 306 and Instrument No. 20051027-0130020, in the Register's Office for Davidson County, Tennessee.
Charter of record in Book 8485, Page 642, Book 8556, Page 701, Instrument No. 20000209-0013274 and Instrument No. 20000209-013275, in the Register's Office for Davidson County, Tennessee.
Grant of Overhead Line Easement to Metropolitan Government of Davidson County, acting by and through the Electric Power Board of record in Instrument Number 20020122-0008268, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20130517-0050158, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 113 Jefferson Square Nashville TN 37215

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, Grantors have executed this instrument on this 27th day of August, 2020.

Joshua Curtis

Meredith Curtis

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua Curtis and Meredith Curtis, 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 27th day of August, 2020.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON
MY COMMISSION EXPIRES MARCH 13, 2022