THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829147** Karen Johnson Davidson County Batch# 472065 **DEEDWARR** 09/09/2020 10:26:48 AM 2 pgs Fees: $13.00 Taxes: $1,739.00 20200909-0102548	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $470,000.00. Affiant Subscribed and sworn to before me, this 8th day of September, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Nathan P. Watkins 200 Oceola Avenue Unit C Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-02-0K-009.00 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, **Lindsey Mulloy Heird and Robert Carroll Heird, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nathan P. Watkins, a single man,** ("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 No. 9 on the plan of Catalyst Nashville, a Townhouse Planned Unit Development, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Catalyst Nashville, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150113-0003593, amended in Instrument No. 20160921-0099727 and in Instrument No. 20161031-0115049, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to LINDSEY HEATH MULLOY and ROBERT CARROLL HEIRD , AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from WILLIAM J. NEWELL, JR. and TANISH ALAN NEWELL, husband and wife, of record in Instrument No. 20170802-0078743, dated July 28, 2017, said Register's Office.

Lindsey Heath Mulloy having since married and is now known as Lindsey Mulloy Heird.

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. 103-02-0K-009.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20150113-0003593, amended in Instrument No. 20160921-0099727 and Instrument No. 20161031-0115049, said Register's Office.

Matters shown on the Plan of record in Plat Book 421, page 36, said Register's Office.

Agreement for Dedication of Easement and/or Public Street Right-of-way of record in Instrument No. 20150415-0033424, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150402-0028666, said Register's Office.

This is improved property located at 200 Oceola Avenue Unit C Nashville TN 37209

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 8th day of September, 2020.

Lindsey Mulloy Heird

Robert Carroll Heird

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lindsey Mulloy Heird and Robert Carroll Heird, 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 8th day of September, 2020.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024