RETURN TO
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 473029 DEEDWARR
09/10/2020 10:49:20 AM 2 pgs
Fees: $13.00 Taxes: $1,405.63

20200910-0103178

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $379,900.00.

Affiant

Subscribed and sworn to before me, this the 8th day of September, 2020.

Notary Public

My commission expires: 1-Y-24

JAMES WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Clark E. Weber	OWNER	091-06-0L-016.00-CO
1022 Treaty Oaks Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEVE COLVIN AND KRISTA COLVIN, HUSBAND AND WIFE,,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLARK E. WEBER A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 16, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20141120-0107174, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, of record as Instrument No. 20150113-0003651, Register's Office for Davidson County, Tennessee, and further amended by Second Amendment to Declaration of Covenants, Conditions and Restrictions to Treaty Oaks Cottages, of record in Instrument No. 20150814-0081914, Register's Office for Davidson County, Tennessee, and Third Amendment of record in Instrument No. 20160826-0089501, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership by Warranty deed from Stephens Liquidation Corporation formerly known as Stephens Millwork and Lumber Co., a Tennessee corporation of record in Instrument No. 20140603-0047518 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 03, 2014.

Being the same property conveyed to Steve Colvin and Krista Colvin by Warranty deed from HR Properties of Tennessee, a Tennessee General Partnership of record in Instrument No. 20180910-0089095 Register's Office for Davidson County, Tennessee, dated September 06, 2018 and recorded on September 10, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1022 Treaty Oaks Drive, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of September, 2020.

Steve Colvin

Krista Colvin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steve Colvin and Krista Colvin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of September, 2020.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021