Karen Johnson Davidson County
Batch# 475044 DEEDWARR
09/14/2020 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $778.85
20200914-0104372

33720-3

WARRANTY DEED	State of Tennessee County of ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $210,500.00. Affiant Subscribed and sworn to before me, this the ~~9th~~ 14th day of September, 2020. Notary Public My commission expires: OCT 2 0 2020 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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
James C. Yates	**Cardinal Financial Company**	
2120 Lebanon Pike #122	**3701 Arco Corporate Dr. Suite 200**	**095-05-0-B-042-00co**
Nashville, TN 37210	**Charlotte, NC 28273**	

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,

Susan D. Nail and Jerry B. Nail, Wife and Husband

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

James C. Yates, an unmarried man

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. 122 in Phase 1 on the Plan of Easthaven Townhomes, a Planned Unit Development, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Easthaven Townhomes, a Planned Unit Development, of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Easthaven Townhomes, shown on Exhibit "A" to the Declaration of Covenants of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20031007-0147961, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING all the same property conveyed to Joseph P. Nick, a single man by Deed from Jennie V. Nunnery, a single woman, of record in Instrument No. 20060626-0075747, dated June 21, 2006, re-recorded in Instrument No. 20060921-0117252, Register's Office for Davidson County, Tennessee. The said Joseph P. Nick having since died on August 9, 2009. The property was devised to Susan Nail by the Last Will and Testament of Joseph Paul Nick, of record in Probate No. 09P-1318, Probate Court Clerk's Office of Davidson County, Tennessee. The property was further conveyed to Susan Nail by Administrator's Quitclaim Deed dated September 18, 2010 from Susan Nail, Administrator, C.T.A. of the Estate of Joseph Paul Nick, deceased, of record in Instrument No. 20100923-0075796, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603 et seq.**

2. **The Plan of record as set out on Exhibit "A-2" to the Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20031007-0147961, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

3. **Declaration of Covenants, Conditions and Restrictions and By-Laws of Easthaven Townhomes, a Planned Unit Development, of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, said Register's Office.**

4. **Charter of Easthaven Townhomes Homeowners' Association, Inc., of record in Instrument No. 20010806-0083542 and as amended in Instrument No. 20020709-0082356, said Register's Office.**

5. **Conveyance of common area to Easthaven Townhomes Owner's Association, Inc., of record in Instrument No. 20020709-0082358, re-recorded in Instrument No. 20020710-0083021, said Register's Office.**

6. **Deed of Easement of record in Instrument No. 20031007-0147962, said Register's Office.**

7. **Storm Water Detention Agreement of record in Instrument No. 20010628-0068559, said Register's Office.**

8. **Grant of Transmission Line Easements of record in Book 1163, Page 638 and Book 1207, Page 513, said Register's Office.**

This is improved property, known as **2120 Lebanon Pike #122, Nashville, TN 37210**

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 **9th** day of **September, 2020.**

Susan D. Nail
by: John Atty in Fact
Susan D. Nail
John T. Cook as Attorney in Fact

Jerry B. Nail
by: John Atty in Fact
Jerry B. Nail
John T. Cook as Attorney in Fact

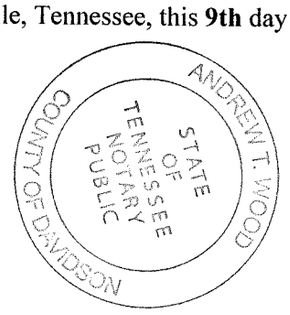
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State of Tennessee and County aforesaid, the within named John T. Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Susan D. Nail and Jerry B. Nail, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Susan D. Nail and Jerry B. Nail for the purpose therein contained, by signing the name of John T. Cook by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **September, 2020.**

Andrew T. Wood
Notary Public

My Commission Expires: 11/8/24



True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

