Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200829294

Karen Johnson Davidson County
Batch# 475531 DEEDWARR
09/15/2020 09:37:20 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20200915-0104954

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $225,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of September, 2020.

Notary Public
My Commission Expires: 10/26/2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nathan Spiess 6952 Highway 70 South #112 Nashville TN 37221	~~New Owner~~ Send Federal Credit Union 520 Airpark Dr, Tullahoma, TN 37388	Tax Parcel ID No. 143 01 0C 012.00

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, **Scott Wright, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan Spiess, unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, being Unit No. 112 on the Plan of First Revision Horizontal Property Regime Common Element Plat of West Port Landing Condominiums of record in Instrument No. 20040310-0027295, as established by Master Deed of record in Instrument No. 20031031-0160421 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Scott Wright Married, by Warranty Deed from Rahaman Suara Suara and Zulfat Suara, Husband and wife and Zainab Suara, A Single Woman, of record in Instrument No. 20190108-0001807, in the Register's Office of Davidson County, Tennessee, dated December 31, 2018 and recorded on January 08, 2019. Said property was never the marital residence of Grantor.

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 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Revision Horizontal Property Regime Common Element Plat of West Port Landing Condominiums, as recorded in Plat Book Instrument No. 20030116-0006958 as revised in Instrument No. 20040310-0027295, Page(s) .

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing West Port Landing Condominiums Condominium of record in Instrument No. 20031031-0160421, as amended by instrument(s) of record in Instrument No. 20041201-0143197; also subject to easements, rights and interests 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 building thereon.

Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20040526-0061758.

Easement for Public Utilities, recorded in Book 6431, Page 395 and Book 6532, Page 900.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010605-0058195.

This is improved property located at 6952 Highway 70 South #112 Nashville TN 37221

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 10th day of September, 2020.

Scott Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott Wright, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2020.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023