WARRANTY DEED

Karen Johnson Davidson County
Batch# 484624 DEEDWARR
09/28/2020 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $471.38
20200928-0111335

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: APRIL 10, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Patrick M. McCombs and Kelly B. McCombs	New owner	Parcel ID: 133-14-0A-048.00
(NAME)	(NAME)	
420 Elysian Fields Road Unit C-8		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Nina Agnes Warrick, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kelly B. McCombs and Patrick M. McCombs, Wife and Husband**, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. C-8 of The Village At Grassmere f/k/a Oakcrest Condominiums, a Condominium Development establishment pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Village At Grassmere f/k/a Oakcrest Condominiums of record in Book 5884, Page 960, as amended and restated in Book 9559, Page 939, Instrument No. 20041102-0131823, Instrument No. 20060630-00786787, and further amended and restated in Instrument No. 20070301-0025595, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted in Plat Book 5200, page 413, in said Register's Office to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "A-1" to said Master Deed.

Being the same property conveyed to Dirk L. Baumgardner and Audry L. Baumgardner, By Warranty Deed from Tennessee Bank and Trust, a Division of Farmers Bank And Trust Company, Blytheville, Arkansas dated July 29, 2014 recorded August 01, 2014, of record as Instrument No. 20140801-0068765, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Nina Agnes Warrick, an unmarried woman, By Warranty Deed from Dirk L. Baumgardner and Audry L. Baumgardner, husband and wife dated February 18, 2019 recorded February 20, 2019, of record as Instrument No. 20190220-0015304, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 420 Elysian Fields Road, Unit C-8, Nashville, TN 37211

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, their heirs and assigns forever; and we do covenant with 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 our hands this 3 day of September 2020

Nina Agnes Warrick

Nina Agnes Warrick

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Nina Agnes Warrick, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of September, 2020.

Notary Public

My Commission Expires: 11/08/2022

(SEAL)

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Danielle Chandler, 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.

Danielle Chandler

State of Tennessee

County of Williamson

Personally appeared before me, Meaghan Spruill (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Meaghan G Spruill

Notary Signature

My commission Expires: 08/30/2021

Notary Seal (if on paper)

