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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 200829326** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $422,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 25th day of September, 2020.<br><br>Notary Public<br>My Commission Expires: 7/9/22 |

Karen Johnson Davidson County
Batch# 484641 DEEDWARR
09/28/2020 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,563.25
20200928-0111362

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Lauren Keith<br>537 Eastboro Drive<br>Nashville TN 37209 | New Owner | Tax Parcel ID No.<br>091 09 0E 001.00 |

**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, **Sarah Russell n/k/a Sarah Philpot, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren Keith, single** ("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, Tennessee, being Unit No. A on the Plan of Eastboro 537-543 Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Coded Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Eastboro 537-543 Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130911-0096026, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Eastboro 537-543 Townhomes, shown on Exhibit "C' to the Declaration of Covenants of record in Instrument No. 20130911-0096026, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Sarah Russell, unmarried by Warranty Deed from Gabe Feltner of record in Instrument No. 20140721-0064336, in the Register's Office of Davidson County, Tennessee, dated July 17, 2014 and recorded on July 21, 2014. Affidavit of Scrivener's Error recorded in Instrument No. 20140916-0084708.

Sarah Russell having since married and is now known as Sarah Philpot.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Resubdivision of a part of Lot 19 B.F. Cockrill Farm, as recorded in Instrument No. 20130719-0075088.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130911-0096026, amendment recorded in Instrument Nos. 20140506-0038561 and 20140514-0041170.

This is improved property located at 537 Eastboro Drive 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 25th day of September, 2020.

Sarah Russell n/k/a Sarah Philpot  Adam Philpot

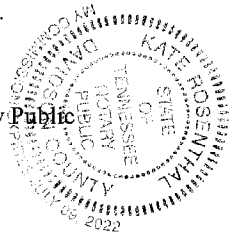
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Russell n/k/a Sarah Philpot and Adam Philpot, 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 25th day of September, 2020.

Notary Public

My Commission Expires: _____




RN TO
art Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
# 877658

RETURN
Stewart
121
Fr
E

uite 200

## CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

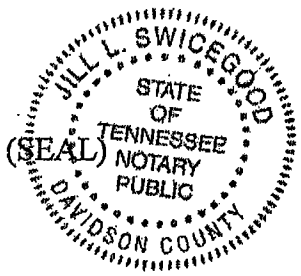
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900