Karen Johnson Davidson County
Batch# 484753 DEEDWARR
09/28/2020 02:54:56 PM 4 pgs
Fees: $23.00 Taxes: $2,932.25
20200928-0111523

FROM: Paul D. Fullerton and wife, Sarah Fullerton
TO: Scott Harrington

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Scott Harrington 1810B Warfield Dr. Nashville, TN 37215	New Owner	Map 131-3-1-S Parcel 1 CO

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $792,500.00.

Affiant

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to before me, this the 25 day of September, 2020.

Notary Public
My Comm. Expires: 9/7/21

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Paul D. Fullerton and wife, Sarah Fullerton, formerly known as Sarah Metter, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Scott Harrington, hereinafter called "GRANTEE", his 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 A of 1810 Warfield Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1810 Warfield Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150630-0062998 and as amended in Instrument No. 20150708-0066222 and Instrument No. 20160926-0101279, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: E-SH-20-1810B

1810 Warfield Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150630-0062998 and as amended in Instrument No. 20150708-0066222 and Instrument No. 20160926-0101279, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Paul D. Fullerton, an unmarried man and Sarah Metter, an unmarried woman, as tenants in commons with right of survivorship, by deed from GALA, LLC, a Tennessee limited liability company, of record as Instrument No. 20160929-0101280, said Register's Office. Sarah Metter and Sarah Fullerton are one and the same person.

Said property is transferred subject to the following:

1. Property taxes for 2020 and subsequent years.

2. Subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions and By-Laws of record as Instrument No. 20150630-0062998, as amended by Instrument No. 20150708-0066222 and Instrument No. 20160926-0101279, said Register's Office, including matters shown on the plat attached as Exhibit "B".

This is improved property located at 1810 B Warfield Drive, Nashville, Tennessee 37215.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 24th day of September, 2020.

Paul D. Fullerton

STATE OF AZ)
COUNTY OF Maricopa)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul D. Fullerton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Phx Az, _____, this the 24 day of September, 2020.

My Commission Expires: 1/20/21

NOTARY PUBLIC

CHERYL STEPHAN
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
January 20, 2021

Sarah Fullerton

STATE OF ARIZONA)
COUNTY OF Maricopa)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah Fullerton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Phoenix, Arizona, this the 24 day of September, 2020.

My Commission Expires: 1/20/21

NOTARY PUBLIC

CHERYL STEPHAN
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
January 20, 2021