1-8789-AP

WARRANTY DEED

Karen Johnson Davidson County
Batch# 485079 DEEDWARR
09/29/2020 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20200929-0111905

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $375,000.00

Dana Avery Dobel
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF SEPTEMBER, 2020.

Jim Myers
NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-2001LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Dana Avery Dobel	Highlands Residential Mortgage	
418 Normandy Circle	12001 N Central Expw # 750	104 01 0B 062.00
Nashville, TN 37209	Dallas, TX 75243	

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 OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANGELA WHITFIELD, UNMARRIED

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

DANA AVERY DOBEL, AN UNMARRIED WOMAN

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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 418 on Lot No. 30 of the Normandy Place Condominiums, a Horizontal Property Regime, created under title 66 section 27-101, et seq., as amended, Tennessee code annotated, and as established by a Master Deed for Normandy Place Condominiums, of record under Instrument No. 20020214-0019862, 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 Master Deed. Reference is hereby made to the Plan of Normandy Place Condominiums, for placement of units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20020214-0019862, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Angela Whitfield, unmarried by Warranty Deed from Rosario Morreale and Kacey Coppola Morreale, husband and wife, of record in Instrument No. 20110801-0058927, in the Register's Office of Davidson County, Tennessee, dated July 29, 2011, recorded on August 01, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Acklen Heights, as recorded in Plat Book 1835, Page(s) 10, and Plat Book 4595, Page 193.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Normandy Place Condominium of record in Instrument No. 20020214-0019862, as amended by instrument(s) of record in Instrument No. 20000627-0063887, Instrument No. 20080222-0017616 and Instrument No. 20120628-0056775; 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.
5. Easement for Sanitary Sewers, recorded in Book 3027, Page 526 and Book 3027, Page 536.
6. Easement for Right of Way, recorded in Book 4218, Page 818.
7. Easement for Utility, recorded in Instrument No. 20080222-0017558.

This is improved property known as 418 Normandy Circle, Nashville, TN 37209

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 in 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 hand on the 28th day of September, 2020.

Angela Whitfield

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 28th day of September, 2020.

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

My Commission Expires: 2-19-2024

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

