BOX 10-A

(2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 486029 **DEEDWARR**
09/30/2020 09:14:18 AM 2 pgs
Fees: $13.00 Taxes: $2,219.63

20200930-0112487

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF September, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Newman	**SAME**	
(NAME) 1109 S. Douglas Avenue Unit B	(NAME)	105-13-0E-002.00-CO
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **VANCE LEE ALBAUGH AND MAURA C. CLARK, HUSBAND AND WIFE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM NEWMAN, UNMARRIED,** HEREINAFTER CALLED THE 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 No. 2, on the Plan of South Douglas Townhomes, a horizontal property regime with private elements, of record as Exhibit "C" of the Master Declaration of Covenants and Restrictions for South Douglas Townhomes, a horizontal property regime with private elements, recorded as Instrument No. 20061130-0147931, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vance Lee Albaugh and Maura C. Clark, husband and wife, by Warranty Deed dated May 11, 2012 from Carla Moring, unmarried, of record in Instrument No. 20120514-0041365, Register's Office for Davidson County, Tennessee. The previous deed of record erroneously spelled Maura C. Clark as Maury C. Clark.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1109 S. Douglas Avenue Unit B, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 29th day of September, 2020

Vance Lee Albaugh by Kevin D. Montgomery, Attorney in Fact

VANCE LEE ALBAUGH

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Maura C. Clark by Kevin D. Montgomery, Attorney in Fact

MAURA C. CLARK

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of September, 2020, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Vance Lee Albaugh and Maura C. Clark and acknowledged that he executed the same as the free act and deed of Vance Lee Albaugh and Maura C. Clark.

Witness my hand and official seal this 29th day of September, 2020.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 2, 2022

Kathy Snider
Notary Public