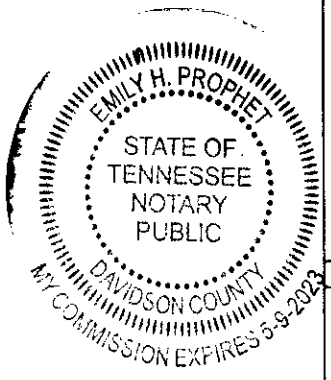
RET
GREENVUE TIT
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215



WARRANTY DEED	STATE OF TENNESSEE 2020-492 COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $739,900.00. (Affiant) Sworn to and subscribed before me this 2nd day of October, 2020. Notary Public My commission expires: 5-9-2023

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Matlack Edward Gillin and Bethany Lee Gillin (NAME)	New Owner (NAME)	105-09-0Z-002.00-CO
1002 B CALDWELL AVENUE (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Barrington Darby Brower and Jennifer Brower, husband and wife** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Matlack Edward Gillin and Bethany Lee Gillin, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B of 1002 Caldwell Avenue Townhomes, a Horizontal Property Regime with Private Elements, as described in the Declaration of Covenants. Conditions and Restrictions for 1002 Caldwell Avenue Townhomes of record in Instrument Number 20150121-0006000, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and related to the units, property, co-owners and tenants of 1002 Caldwell Avenue Townhomes contained in said Declaration, the Plat filed as Exhibit "C" to said Declaration and Bylaws appended thereto as Exhibit "B" are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being all the same property conveyed to Barrington Darby Brower, Sr. and Jennifer Brower, husband and wife, by deed from Dowd Development & Design, LLC of record in Instrument No. 20160523-0051588, said Register's Office.

Karen Johnson Davidson County
Batch# 489446 **DEEDWARR**
10/05/2020 12:19:14 PM 2 pgs
Fees: $13.00 Taxes: $2,737.63

20201005-0114935

Being improved property known as: 1002 B Caldwell Ave., Nashville, TN 37204

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, (5) all other matters of public record, and (6) Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Declaration of Covenants. Conditions and Restrictions for 1002 Caldwell Avenue Townhomes with By-Laws appended thereto, of record in Instrument Number 20150121-0006000. Register's Office for Davidson County, Tennessee. in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of September, 2020.

Barrington Darby Brower (SEAL)

Jennifer Brower (SEAL)

STATE OF FLORIDA
COUNTY OF St. Johns

On this 2nd day of October, 2020, before me personally appeared Barrington Darby Brower and Jennifer Brower, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of September, 2020.

Notary Signature
My commission expires: 11/19/2022

CASEY CLEMENTZ
Notary Public-State of Florida
Commission # GG 277831
My Commission Expires
November 19, 2022