WARRANTY DEED

Karen Johnson Davidson County
Batch# 489733 **DEEDWARR**
10/06/2020 08:26:53 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20201006-0115340

STATE OF TENNESSEE
COUNTY OF : DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $285,000.00

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 30th DAY OF Sept., 2020

Charlotte Vaughn
Notary Public

MY COMMISSION EXPIRES: 8-7-2021
(AFFIX SEAL)

CHARLOTTE VAUGHN NOTARY PUBLIC STATE OF TENNESSEE WARREN COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Ferraro Hancock & Associates, PLLC
Todd Hancock, Esq.
2209 Crestmoor Road, Suite 310
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lillian Ann Dinwiddie and **Jesse Daniel Fletcher** **101 Fox Trail** **Nashville, Tennessee 37221**	**New Owner**	**142-08-0A-020.00C0**

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT MORRIS DINWIDDIE, JR., AND LEIGH DINWIDDIE, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LILLIAN ANN DINWIDDIE AND JESSE DANIEL FLETCHER, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

THIS CONVEYANCE is made SUBJECT to all applicable easements, rights of way, setback lines and restrictions of record in said Register's Office.

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 20, CORONADA TOWN HOME CONDOMINIUMS, PHASE 1, as shown on plat of record in Plat Book 4860, Page 26, and as established under Master Deed recorded in Book 4901, Page 679, as amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675 and Book 5869, Page 269, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert Morris Dinwiddie, Jr., and Leigh Dinwiddie, husband and wife, by Warranty Deed, from Lucas Van Orden and wife, Shirley A. Van Orden, dated May 28, 2013, recorded May 30, 2013, of record in Instrument Number 20130530-0054299 in the Register's Office for Davidson County, Tennessee.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CORONADA TOWN HOME CONDOMINIUMS, PHASE I, as recorded in Plat Book 4860, Page(s) 26.

Terms and provisions of by-Laws recorded in Book 4901, Page 702.

Charter of Homeowners Association recorded in Book 4902, Page 938, Book 6132, Page 118 and Book 7694, Page 733.

Conditions, covenants, reservations, requirements, restrictions, options, burdens,

agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CORONADA, A CONDOMINIUM of record in Book 4901, Page 679, as amended by instrument(s) of record in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675 and Book 5869, Page 269; 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.

Easement for Sanitary Sewer, recorded in Book 4788, Page 761 and Book 4816, Page 965.

Easement for Underground Utilities, recorded in Book 7173, Page 324.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property, commonly known as 101 Fox Trail, Nashville, Davidson County, Tennessee 37221.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seised 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 30 day of Sept, 2020.

Robert Morris Dinwiddie, Jr.

Leigh Dinwiddie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **ROBERT MORRIS DINWIDDIE, JR.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of Sept., 2020.

My Commission Expires: 8-7-2022

Charlotte Vaughn
Notary Public

[seal] CHARLOTTE VAUGHN STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and Official seal this 30th day of Sept., 2020.

My Commission Expires: 8-7-2022

Charlotte Vaughn
Notary Public

[seal] CHARLOTTE VAUGHN STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY My Commission Expires