Karen Johnson Davidson County
Batch# 491957 DEEDWARR
10/08/2020 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20201008-0117013

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930252**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $290,000.00 Emily Dudley Affiant Subscribed and sworn to before me, this 5th day of October, 2020. Carmen Coats Notary Public My Commission Expires: _____

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-09-2020

WARRANTY DEED

Address New Owner: Emeral D. Carrier 1068 Woodbury Falls Drive Nashville TN 37221	Send Tax Bills To: ACOPIA, LLC 306 NORTHCREST BLVD, STE 100 GOODLETTSVILLE, TN 37072	Tax Information: Tax Parcel ID No. 128-12-0C-069.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah Darish, unmarried and Alexander Swensen, unmarried, as joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emeral D. Carrier, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1068 on the plan of Woodbury Townhomes Phase 1, as shown on Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions of Woodbury Townhomes Phase 1, a Horizontal Property Regime with Private Elements of record in Instrument No. 20060310-0028278, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to SARAH DARISH and ALEXANDER SWENSEN , JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from RONALD BRANDON CORBIN, of record in Instrument No. 20200122-0008031, dated January 17, 2020, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 128-12-0C-069.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20060310-0028278 and Instrument No. 20080201-0010772, said Register's Office.

Matters shown on the Boundary Plat of record in Instrument No. 20050216-0017693, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20050118-0005578, said Register's Office.

Easement Agreement of record in Book 5074, page 945, said Register's Office.

This is improved property located at 1068 Woodbury Falls Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of October, 2020.

Sarah Darish

Alexander Swensen

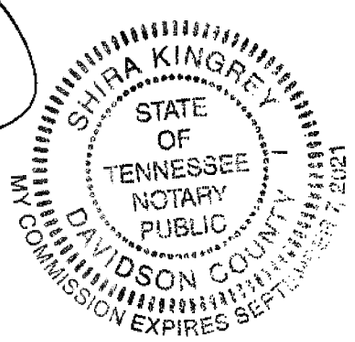
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Darish and Alexander Swensen, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 2020.

Notary Public

My Commission Expires: _____



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022