Karen Johnson Davidson County
Batch# 493969 DEEDWARR
10/12/2020 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20201012-0118343

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2789

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of October, 2020

Notary Public

Commission Expires: 05-09-23

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Carolyn M. Totaro 209 Wynbrook Court Nashville, TN 37221	New Owner	142-07-0D-209.00-CO

WARRANTY DEED

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, I/WE,

Johnny McAlister dba McAlister Construction LLC, a Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carolyn M Totaro, 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:

All that Parcel of Land in Davidson County, State of Tennessee, being Unit No. 209 of Wynbrook Condominiums, A Horizontal Property Regime Pursuant to the Tennessee Horizontal property act, as shown on Exhibit "A" of record in Book 7285 Page 918, as amended in Book 7507, Page 271, Register's Office for said County, to which source reference is hereby made for more complete details of description, Together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Kennie R. Robinson and spouse, Debra K. Robinson by Warranty deed from Paul M. Marshall, unmarried of record in Instrument No. 200112014-0132838 Register's Office for Davidson County, Tennessee, dated November 30, 2001 and recorded on December 04, 2001.

Being the same property conveyed to Kennie R. Robinson by Quitclaim deed from Debra K. Robinson of record in Instrument No. 20040316-0029650 Register's Office for Davidson County, Tennessee, dated February 18, 2004 and recorded on March 16, 2004.

Being the same property conveyed to Kennie R. Robinson, an unmarried man and Kerry D. Robinson, an unmarried man, as joint tenants with right of survivorship and not as tenants in common by Quitclaim deed from Kennie R. Robinson, an unmarried man of record in Instrument No. 20060227-0021918 Register's Office for Davidson County, Tennessee, dated February 15, 2006 and recorded on February 27, 2006.

Being the same property conveyed to Johnny McAlister dba McAlister Construction LLC, a Limited Liability Company by Warranty deed from Kennie R. Robinson, an unmarried man and Kerry D. Robinson, a single man of record in Instrument No. 20200401-0035169 Register's Office for Davidson County, Tennessee, dated March 13, 2020 and recorded on April 01, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 209 Wynbrook Court, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of October, 2020.

John Hill McAlister, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Hill McAlister, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 1st day of October, 2020.

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

Notary Public
My Commission Expires: _____

(Notary Seal)

True Copy Certification

I, Margaret Philpott, 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, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23