THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930188**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Affiant Subscribed and sworn to before me, this 16th day of October, 2020. Notary Public My Commission Expires: 8-7-22

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 498411 DEEDWARR
10/19/2020 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20201019-0121431

WARRANTY DEED

Address New Owner: Alice M. Carroll 224 Hearthstone Manor Lane Brentwood TN 37027	Send Tax Bills To: ~~New Owner~~ CapStar Bank 2002 Richard Jones Rd Ste 300-A Nashville, tn 37215	Tax Information: Tax Parcel ID No. 160 15 0A 083.00

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, **Mary E. Delaney, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alice M. Carroll**, ("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. 83 on the Plan of Condominium Site Plan, Phase IV, Hearthstone Manor, of record in Book 6250, Page 990, Register's Office for said County.

Being the same property conveyed to James F. Delaney and wife, Mary E. Delaney, by Warranty Deed from Joe D. Sproles and wife, Charlene W. Sproles, of record in Book 9860, Page 371, in the Register's Office of Davidson County, Tennessee, dated May 15, 1995 and recorded on May 19, 1995.

James F. Delaney having since died on May 29, 2008.

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.

County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Condominium Site Plan, Phase IV, Hearthstone Manor, as recorded in Plat Book 6250, Page(s) 990.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6424, Page 839 as amended in Book 6582, Page 154; Book 6600, Page 3; Book 6884, Page 251; Book 6916, Page 230 as Re-Recorded in Book 7393, Page 749 and amended in Book 7398, Page 907; Book 7403, Page 568; Book 11404, Page 149 and Instrument No. 20060510-0054690.

Rules and Regulation recorded in Book 11749, Page 481.

Easement for sanitary sewers/storm drainage of record in Book 1165, Page 270, said Register's Office

This is improved property located at 224 Hearthstone Manor Lane Brentwood TN 37027

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 15th day of October, 2020.

Mary E. Delaney By: Teresa M. Divinnee, Attorney in Fact
Mary E. Delaney
By: Teresa M. Divinnie, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa M. Divinnie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Mary E. Delaney and that she is authorized by Mary E. Delaney to execute this instrument on her behalf.

WITNESS my hand, at office, this 15th day of October, 2020.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/07/2022

