THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35806-09-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $219,000.00. Affiant Subscribed and sworn to before me this 27th day of October, 2020. Notary Public My Commission Expires: 5/2/2022

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May. 2, 2022

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ameni Graba 2140 Nashboro Boulevard Nashville, TN 37217	SAME	Map and Parcel No.: 135120B01200CO

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, **Matthew D. Witherspoon**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ameni Graba, unmarried** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2140 Nashboro Boulevard, Nashville, TN 37217.

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

Hien Thanh Thi Phan, spouse of Grantor, joins in the execution of this document in order to convey any marital interest that she holds in subject property.

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 27th day of October, 2020.

Matthew D. Witherspoon

Hien Thanh Thi Phan

Hien Thanh Thi Phan

Karen Johnson Davidson County
Batch# 502225 **DEEDWARR**
10/28/2020 09:25:29 AM 2 pgs
Fees: $13.00 Taxes: $810.30

20201028-0124642

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew D. Witherspoon and Hien Thanh Thi Phan, 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, at office, this 27th day of October, 2020.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot and Unit No. 12 on the Plan of Horizontal Property Regime Private Element Plat, Nashboro Village Tract 7, of record in Plat Book 11700, pages 49 and 50, amending Book 4660, page 156, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Matthew D. Witherspoon, unmarried by deed dated September 28, 2000 from Fox Ridge Homes, Inc., of record in Instrument No. 20001016-0102591, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. State and County taxes for the year 2021, a lien, but not yet due and payable. Map and Parcel No. 135120B01200CO.
3. Declaration of Covenants, Conditions and Restrictions for Nashboro Village of record in Book 4827, page 14, supplemented in Book 5469, page 840, and Book 7751, page 907, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions By-Laws and Restrictions for Fairway Pointe Homeowners Association, Inc., of record in Book 11703, page 520, amended in Instrument No. 20000316-0027171 and Instrument No. 20050222-0018813, and Consent to DCCR's by Fairway Pointe Homeowners Association in Instrument No. 0010322-0027768, Register's Office for Davidson County, Tennessee.
5. Fairway Pointe Homeowners Association Parking Rules of record in Instrument No. 20091105-0102438 and revised in Instrument No. 20110923-0073937, Register's Office for Davidson County, Tennessee.
6. Dedication of common area to Fairway Pointe Homeowners Association (Tract 7) of record in Instrument No. 20001010-0100360, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 4660, page 156, amended in Book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 4460, page 149, Register's Office for Davidson County, Tennessee.
9. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 8870, page 887, Register's Office for Davidson County, Tennessee.
10. Easement to Electric Power Board of record in Book 4815, page 425, Register's Office for Davidson County, Tennessee.
11. Easement for golf cart path and driving range of record in Book 10110, page 8954, Register's Office for Davidson County, Tennessee.
12. Easement for overhead line of record in Book 11594, page 299, Register's Office for Davidson County, Tennessee.
13. Easement for cable television of record in Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.
14. Storm water detention agreement of record in Instrument No. 20010314-0024179, Register's Office for Davidson County, Tennessee.
15. Memorandum of Lease between WDN Properties and Webb Service Company, Inc., dated August 7, 1997 and recorded in Book 10690, page 327, Register's Office for Davidson County, Tennessee.
16. License recorded in Instrument No. 20020507-0056329, Register's Office for Davidson County, Tennessee.
17. Judgment of Declaration of Taking in Book 4254, page 410, Register's Office for Davidson County, Tennessee.