THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201031206**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me, this 2nd day of November, 2020. Notary Public My Commission Expires:

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12.15.2021 COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 508611 DEEDWARR
11/04/2020 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20201104-0128921

WARRANTY DEED

Address New Owner: Chrisa Fae Auxier 4008 Cambridge Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 08 0F 003.00

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, **Caitlin Elizabeth Westfall n/k/a Caitlin Westfall Marriott, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chrisa Fae Auxier, a single woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Located in Davidson County, Tennessee, being Unit No. 4008, on the Plan of Cambridge Place West, a Horizontal Property Regime, filed as Exhibit to and established by Master Deed of record in Instrument No. 20070201-0013230, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Caitlin Elizabeth Westfall, a single woman by Warranty Deed from Brendan Smith, a single man, of record in Instrument No. 20150116-0004703, in the Register's Office of Davidson County, Tennessee, dated January 13, 2015 and recorded on January 16, 2015.

Cullen Marriott joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 Richland Realty Co's Divison "C" and D.D. Philips Silverdene Park Subdivision, as recorded in Plat Book 421, Page(s) 31.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070201-0013230.

This is improved property located at 4008 Cambridge Avenue Nashville TN 37205

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 2nd day of November, 2020.

Caitlin Westfall Marriott

Cullen Marriott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named, Caitlin Westfall Marriott and Cullen Marriott, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of November, 2020.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2022

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021