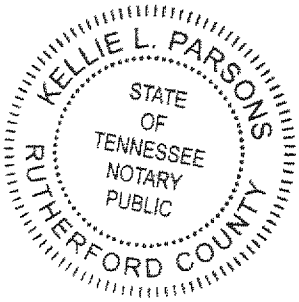
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Rutherford TSP
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/16/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric G. Goduco	New Owner	136030B04000CO
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 509142 DEEDWARR 11/05/2020 09:42:30 AM 3 pgs Fees: $18.00 Taxes: $591.63 20201105-0129622
3880 Priest Lake Drive, Unit 85		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Fay L. Chiles, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Eric G. Goduco and Maria Preciosa Goduco, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being a certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 85 Building No. 23, and the garage therewith in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, page 131 and Book 4675, page 145, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Fay L. Chiles by Warranty Deed from Thomas Randall Wallace, and wife, Linda E. Wallace dated 10/31/1984 and recorded 11/13/1984, of record in Book 6424, Page 943, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020 are paid, prorated as of the closing day and assumed by the Grantee herein; Taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 4675, Page 131, Plat Book 4675, Page 145, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200602280022873, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 4651, Page 412, Amendment to Master Deed of record in Book 4979, Page 939, Exhibit IV to Master Deed of record in Book 5189, Page 671, Exhibit III to Master Deed By-Laws of record in Book 5083, Page 417, Second Amended and Restated Bylaws of record in Book 8115, Page 838, Clarification of Master Deed of record in Book 4943, Page 692, in the Register's Office for Davidson County, Tennessee; Charter and Articles of Incorporation of record in Book 4944, Page 115, Register's Office for Davidson County, Tennessee; Amendment No.1 to Amended and Restated Bylaws of record in Book 9089, Page 765, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3880 Priest Lake Drive, Unit 85, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 28th day of October, 2020.

Fay L. Chiles

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fay L. Chiles, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of October, 2020.

Notary Public
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202011050129622

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

