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. 35844-10-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $966,000.00. Affiant Subscribed and sworn to before me this 30th day of October, 2020. Notary Public My Commission Expires: 7/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ingrid Wuerth 1807 Capers Avenue Nashville, TN 37212	Studio Bank 124 12th Ave. S. STE 400 Nashville, TN 37203	Map and Parcel No.: 104080P00400CO

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, **Brian C. Drolet, unmarried and Margaret V. Maclin, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ingrid Wuerth, an unmarried woman** ("Grantee"), her 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 1807 Capers Avenue, Nashville, TN 37212.

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

And Grantors covenants that they lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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.

Karen Johnson Davidson County
Batch# 509504 **DEEDWARR**
11/05/2020 03:25:36 PM 3 pgs
Fees: $18.00 Taxes: $3,574.20

20201105-0130115

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVAES 201807

IN WITNESS WHEREOF, Grantors have executed this instrument on the 30th day of October, 2020.

Brian C. Drolet

Margaret V. Maclin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian C. Drolet and Margaret V. Maclin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that theyexecuted the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2020.

Notary Public

My Commission Expires:

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 4, together with the appurtenant interest in the common elements of Commodore Capers Townhomes, a horizontal property regime established by Master Deed of record in Instrument No. 20030811-0114231, as amended in Intstrument No. 20071121-0136450 and further amended in Instrument No. 20160108-0002027, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A-4.1 to the aforementioned amendment to Master Deed in Instrument No. 20160108-0002027, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian C. Dorlet and Margaret V. Maclin, both unmarried as tenants in common with rights of survivorship, by deed dated May 31, 2018 from Nashville Partners, GP, a Tennessee General Partnership, of record in Instrument No. 20180604-0052938, 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. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Commodore Capers Townhomes, of record in Instrument No. 20030811-0114231, amended in Instrument No. 20071121-0136450, and Instrument No. 20160108-0002027, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit A-4.1 on the amended Master Deed of record in Instrument No. 20160108-0002027, Register's Office for Davidson County, Tennessee.
5. Attorney's Certificate of record in Instrument No. 20030811-0114230, Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Easement for Sanitary Sewer and/or Strom Drainage, Water Mains and Appurtenances of record in Instrument No. 20031212-0178266, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Plat Book 332, page 103, Register's Office for Davidson County, Tennessee.