Karen Johnson Davidson County
Batch# 512784 DEEDWARR
11/10/2020 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20201110-0131999

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 201030993

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner)

The actual consideration or value, whichever is greater, for this transfer is: $415,000.00.

Jennifer Russell
Affiant

Subscribed and sworn to before me, this ~~6th~~ 9th day of November, 2020.

Notary Public
My Commission Expires: 10-21-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hang Nguyen	Caliber Home Loans	Tax Parcel ID No.
601 Cedar Crest Drive	1525 S Belt Line Rd.	114-08-0A-001.00-CO
Nashville TN 37209	Coppell, TX 75019	

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, **Harold W. Madison and wife Robin M. Madison** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Hang Nguyen, single woman**, ("Grantees"), her 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 Lot No. 1 on the Plan of Cedar Crest Subdivision - Phase I, a Planned Unit Development of record in Plat Book 6900, Page 284, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Harold W. Madison and wife Robin M. Madison by Warranty deed from Bana Construction Corp of record in Book 11024, page 492, Register's Office for Davidson County, Tennessee, dated July 16, 1998 and recorded on July 17, 1998.

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.

Taxes for the year 2021, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 284, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7213, Page 973, as amended in Book 8424, Page 405, Book 10086, Page 772, Book 10174, Page 199, and clarified in Instrument No. 20020823-0102246, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of Cedar Crest Homeowners Association of record in Book 8480, Page 693 and Instrument No. 20150902-0089033, Register's Office for Davidson County, Tennessee.

Charter of Cedar Crest Homeowners Association of record in Book 8424, Page 180, Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas to Homeowners Association of record in Book 8440, Page 259, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7127, Page 767, Register's Office for Davidson County, Tennessee.

Storm Detention Agreement of record in Book 7127, Page 763, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 601 Cedar Crest Drive Nashville TN 37209

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 6th day of November, 2020.

Harold W. Madison

Robin M. Madison

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Harold W. Madison and Robin M. Madison, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of November, 2020.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

