WARRANTY DEED

Karen Johnson Davidson County
Batch# 515242 DEEDWARR
11/12/2020 11:20:46 AM 2 pgs
Fees: $13.00 Taxes: $614.20

20201112-0133306

G-VRES-20-2020-C20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James A. Cobaugh and Kimberly A. Cobaugh		
(NAME)	(NAME)	**105-10-0A-314.00-CO**
2020 Beech Ave Unit #C20		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 consideration, the receipt of which is hereby acknowledged, **KIM C. TRIBBLE AND WIFE, PATTI L. TRIBBLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES A. COBAUGH AND KIMBERLY A. COBAUGH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as Follows, To-Wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. C-20 of the BeechTree Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for BeechTree Condominiums, of record in Book 11174, Page 284, and as amended by First Amendment, of record in Book 11680, Page 193, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, Page 328, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of BeechTree Condominiums, as shown on the Exhibit Map to the First Amendment to the Master Deed, of record in Book 11680, Page 193, said Register's Office, for a more complete identification and description of such Units.

Being the same property conveyed to Kim C. Tribble and wife, Patti L. Tribble by Warranty deed from Cabana, LLC, a Tennessee limited liability company of record in Instrument No. 19991230-0309169 Register's Office for Davidson County, Tennessee, dated December 29, 1999 and recorded on December 30, 1999.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 130, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of BeechTree Condominiums of record in Book 11174, Page 284, as amended in Book 11680, Page 193 and Instrument No. 20151016-0105285, Register's Office for Davidson County, Tennessee.
- Charter of BeechTree Condominiums Homeowner's Association of record in Book 11174, Page 326, in the Register's Office for Davidson County, Tennessee.
- By-Laws of BeechTree Condominium Owners' Association, Inc. appended as Exhibit "C" to the Master Deed of BeechTree Condominiums of record in Book 11174, Page 328 and Book 11163, page 16, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to City of Nashville as set forth in instrument of record in Book 3183, Page 65, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument Number 20041230-0155036, in the Register's Office for Davidson County, Tennessee.

- Easement(s) of record at Instrument No. 20090930-0090862, in the aforesaid Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2020 Beech Ave Unit #C20, Nashville, Tennessee 37204**.

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), their heirs and 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), their heirs and 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.

Witness my/our hand(s) this the 9th DAY OF NOVEMBER, 2020.

Kim C. Tribble

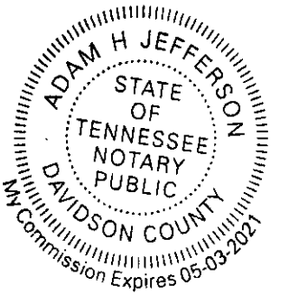
Patti L. Tribble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIM C. TRIBBLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of November, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

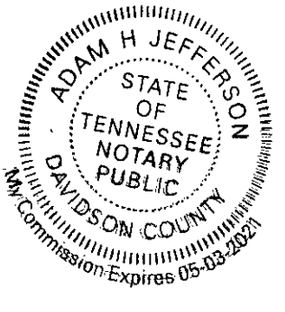


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATTI L. TRIBBLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of November, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



RETURN TO:
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Nashville, TN 37212