Karen Johnson Davidson County
Batch# 515450 DEEDWARR
11/12/2020 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20201112-0133580

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 201031030**<br>954056 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $225,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 29th day of October, 2020.<br><br>Notary Public<br>My Commission Expires: 10/12/24 |

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Alexander William Nunn<br>745 Kent Road<br>Nashville TN 37214 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>096 09 0A 745.00 |

**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, **T. Michael Scalf, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexander William Nunn, a single man** ("Grantees"), its successors, 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 Unit No. A-745, on Plan of Emery Place Condominiums, as of record in Book 6250, Page 719, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to T. Michael Scalf, unmarried, by Quitclaim Deed from Betty W. Scalf, unmarried, of record in Instrument No. 20140819-0075349, in the Register's Office of Davidson County, Tennessee, dated August 15, 2014 and recorded on August 19, 2014.

Being the same property conveyed to T. Michael Scalf and Betty W. Scalf, both unmarried, by Warranty Deed from Jerry M. Nix and wife, Jeanne B. Nix, of record in Book 9461, Page 767, in the Register's Office of Davidson County, Tennessee, dated September 07, 1994 and recorded on September 12, 1994.

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 Emery Place Condominiums, as recorded in Plat Book 6250, Page(s) 719.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6715, Page 96, amended in Book 6783, Page 205, Book 6845, Page 515 and Instrument No. 20180828-0084947; amended bylaws in Instrument No. 20080118-0006025; appointment of successor trustee in Instrument No. 20080123-0007145.

Easement recorded in Instrument No. 20170921-0096816.

Conveyance of open space in favor of Emery Place recorded in Book 6887, Page 730 and Book 6947, Page 944.

Covenants for Maintenance Assessements as set forth in instrument recorded in Book 8048, Page 351.

This is improved property located at 745 Kent Road Nashville TN 37214

**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 29th day of October, 2020.

T. Michael Scalf

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, T. Michael Scalf, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2020.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

**CERTIFICATE OF AUTHENTICITY**

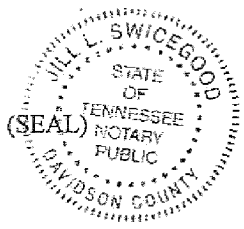
I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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