Karen Johnson Davidson County
Batch# 519677 DEEDWARR
11/23/2020 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $813.63
20201123-0137078

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC My Comm. Expires 03/10/2021
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0957

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lulit G. Tadesse, a single woman	Pinnacle Bank	Map: 135110C03800
(NAME) 106 Nashboro Greens	(NAME) 150 3rd Ave S #1000	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($219,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KIMBERLY HOWARD AND HUSBAND, ERIC B. HOWARD, JR.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LULIT G. TADESSE, A SINGLE WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit 38, The Plan of Horizontal Property Regime Private Element Plat, Phase One, Nashboro Village - Tract 18, as shown on plat of record in Plat book 9700, Page 968, as amended in Plat book 11700, Page 48, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Kimberly Howard and Eric B. Howard, Jr., wife and husband, property to be held as tenants in common with the right of survivorship, by deed from Kimberly Hicks (nka Kimberly Howard) a married woman, of record in Instrument No. 20200226-0021192, dated February 19, 2020, see also Warranty Deed of record in Instrument No. 20140605-0048977, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 11700, Page 48, amending Plat Book 9700, Page 968, said Register's Office.

Charter for Homeowners Association of record in Book 4828, Page 834 and Book 11703, Page 579, in the Register's Office for Davidson County, Tennessee.

Agreement to Use Fitness Facility and Pool of record in Instrument No. 20020507-0056329, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20010314-0024179, in the Register's Office for Davidson County, Tennessee.

All matters of record in Plat Book 4660, Page 159, in the Register's Office for Davidson County, Tennessee.

Lease Agreement of record in Book 10690, Page 327, in the Register's Office for Davidson County, Tennessee.

Easement to NES of record in Book 11594, Page 299, in the Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 4860, Page 73, in the Register's Office for Davidson County, Tennessee.

Deed of common areas to Homeowners Association of record in Instrument No. 20001010-0100361 and Instrument No. 20021211-0152725, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4827, Page 14, amended in Book 5469, Page 840, Book 7751, Page 907 and Instrument No. 20001031-0108075, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11703, Page 581, amended in Instrument No. 20010322-0027767, Instrument No. 20000627-0063887, Instrument No. 20021211-0152723, Instrument No. 20070118-0007533, and Book 11703, Page 621, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 106 Nashboro Greens, Nashville, TN 37217
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 13th day of November, 2020.

Kimberly Howard

Eric B. Howard, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 13th day of November, 2020.

My Commission Expires:

1/3/23

Notary Public

JAIMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY