

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2020.

Notary Public

My commission expires:

Karen Johnson Davidson County
Batch# 525882 DEEDWARR
12/07/2020 03:17:05 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20201207-0141877

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Allison H. Ring and Richard Z. Ring	First Bank	**171-03-0B-273.00CO**
601 Old Hickory Boulevard, Unit 77	722 Columbia Avenue	
Nashville, TN 37209	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Melissa P. Pater, married, now known as Melissa P. Winder

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

Allison H. Ring and Richard Z. Ring, wife and husband

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 No. 35 on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg of record in Plat Book 9700, Page 957, 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 Melissa P. Pater, unmarried, by Warranty Deed, from Relo Direct, Inc., dated November 14, 2005, of record in Instrument No. 20051214-0150338, Register's Office for Davidson County, Tennessee. Melissa P. Pater has since married and is now known as Melissa P. Windler.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 8920, Page 65, amended in Book 9500, Page 393, Book 9860, Page 840, Book 10224, Page 683, Book 10294, Page 850, Book 10453, Page 931 and Book 10694, Page 541 and DCCR's for Townhomes in Book 10126, Page 435, amended in Book 10224, Page 683, Book 10294, Page 850, Book 10393, Page 11, Book 10628, Page 517, Book 11550, Page 531, Book 11682, Page 75, Instrument No. 200007190070558, Instrument No. 20050705-00676596, Instrument No. 20191127-0122852, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 8920, Page 45, amended in Book 10694, Page 539. By-Law for Townhomes in Book 10126, Page 486, Book 10275, Page 959, Book 11550, Page 554, Instrument No. 20150102-0000219, Instrument No. 20191127-0122853, Register's Office for Davidson County, Tennessee.
Water Main Easement of record in Book 11201, Page 713, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 11201, Page 790, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 8920, Page 40, in the Register's Office for Davidson County, Tennessee.
PUD Boundary of record in Plat Book 7900, Page 509, in the Register's Office for Davidson County, Tennessee.

Restriction of record in Book 7798, Page 843, in the Register's Office for Davidson County, Tennessee.
Dedication of Site Drainage Easement of record in Book 10012, Page 756, in the Register's Office for Davidson County, Tennessee.
Amenities Area of record in Book 9443, Page 538, in the Register's Office for Davidson County, Tennessee.
Easement to BellSouth of record in Book 10709, Page 143, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 7358, Page 643, Book 7851, Page 712, Book 7993, Page 269 and Book 9698, Page 124, in the Register's Office for Davidson County, Tennessee.
Water Main Easement of record in Book 9698, Page 81, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of common areas to Homeowners Association of record in Book 11753, Page 208, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20131021-0109635, in the Register's Office for Davidson County, Tennessee.
Cable Television Easement and Maintenance Agreement of record in Instrument No. 20000516-0049387, in the Register's Office for Davidson County, Tennessee.
Charter for Townhome Association of record in Book 10126, Page 430 and Book 11550, Page 529, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 10357, Page 920, Book 10584, Page 134, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 601 Old Hickory Boulevard, Unit 77, Nashville, TN 37209.

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 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 my/our hand(s) this 3rd day of December, 2020.

Melissa P. Pater, now known as Melissa P. Windler

*Clint Windler, spouse of Melissa P. Winder, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Clint Windler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Melissa P. Windler and husband, Clint Windler,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2020.

Notary Signature
My commission expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

File #: 20-739
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027