Karen Johnson Davidson County
Batch# 529491 DEEDWARR
12/10/2020 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20201210-0144645

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201031226**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $770,000.00. Affiant Subscribed and sworn to before me, this 23rd day of November, 2020. Notary Public My Commission Expires: 10/12/24

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Jason Thomas Clifton 1313 5th Avenue North Suite 1 Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082 09 0Y 008.00

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, **Stephen C. Light and Angel O. Massey, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jason Thomas Clifton, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit No. B8 and all common areas, as established in Declaration of Covenants, Conditions and Restrictions for The Glenmary, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151120-0118122 as amended in Instrument No. 20171114-0116828, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephen C. Light and Angel O. Massey, husband and wife, by Warranty Deed from Luna Ashley Carlson and Ricky Arthur Snyder, wife and husband, of record in Instrument No. 20181228-0125761, in the Register's Office of Davidson County, Tennessee, dated December 03, 2018 and recorded on December 28, 2018.

Being the same property conveyed to Luna Ashley Carlson and Ricky Arthur Snyder, wife and husband, by Warranty Deed from Nicole D. Piersiak, unmarried, of record in Instrument No. 20170928-0099551, in the Register's Office of Davidson County, Tennessee, dated September 26, 2017 and recorded on September 28, 2017.

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

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151120-0118122, as amended in Instrument No. 20171114-0116828.

Easement for Ingress and Egress, recorded in Book 6177, Page 928.

Easement for Right of Way, recorded in Instrument No. 20151013-0104155.

Easement for Stormwater Facilities and Systems, recorded in Instrument No. 20151202-0121640.

This is improved property located at 1313 5th Avenue North Suite 1 Nashville TN 37208

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 23rd day of November, 2020.

Stephen C. Light

Angel O. Massey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen C. Light and Angel O. Massey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of November, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

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.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (SEAL)

Notary Public

My Commission Expires: July 9, 2022

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