Karen Johnson Davidson County
Batch# 533513 DEEDWARR
12/15/2020 09:41:30 AM 4 pgs
Fees: $23.00 Taxes: $851.00
20201215-0147581

35929

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 35929-11-2020

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $230,000.00.

Affiant

Subscribed and sworn to before me this 7th day of December, 2020.

Notary Public

My Commission Expires: October 2, 2023

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Robert T. Thomas 113 Holly Forest Nashville, TN 37221	Guaranty Home Mortgage 316 Robert Rose Dr. Murfreesboro, TN 37129	Map and Parcel No.: 142080A02900CO

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, **Frank C. Gorrell, III** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert T. Thomas,** an unmarried man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 113 Holly Forest, Nashville, TN 37221 and has never been the residence of Grantee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 7th day of December, 2020.

Frank C. Gorrell, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 7th day of December, 2020.

My Commission Expires: 3/6/24

Notary Public

GEORGE E. MUNSTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 29 on the Plan of Phase I Coronada Town Home Condominiums of record in Plat Book 4860, page 26, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Coronada, a Condominium, a horizontal property regime established by Master Deed of record in Book 4901, page 679, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pinnacle Bank, Trustee by deed dated May 7, 2015 from Connie S. Gibson Centrella, unmarried of record in Instrument No. 20150515-0044685, Register's Office for Davidson County, Tennessee. By Trustee's Quitclaim Deed dated August 3, 2020 of record in Instrument No. 20200810-0088474, Register's Office for Davidson County, Tennessee, Pinnacle Bank, as Trustee of the Jamison Richter Gorrell 1992 Vested Trust conveyed subject property to Frank C. Gorrell, III.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. State and County taxes for the year 2019, in the amount of $1,753.56, PAID. Map and Parcel No. 142080A02900CO.
3. By-Laws of Coronada Condominium Association, Inc., of record in Book 4901, page 702, amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675 and Book 5869, page 269, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Coronada, A Condominium, of record in Book 4901, page 679, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 4860, page 26, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewers of record in Book 4816, page 965 and Book 4788, page 761, Register's Office for Davidson County, Tennessee.
7. Resolution to Waive Right of First Refusal on Sale of Units, as reserved by By-Laws of Coronada Condominium Association of record in Instrument No. 20100304-0016850, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

