Karen Johnson Davidson County
Batch# 538426 DEEDWARR
12/18/2020 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20201218-0150521

This instrument prepared by:
Access Title & Escrow, Inc.
214 N. Jefferson St.
Winchester, TN 37398

Send Tax Bills to property owner:
FBM Bank
50 Franklin St
Clarksville, TN 37040

WARRANTY DEED

Map-Parcel Numbers: 092 09 0A; 002.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kayla S. Lowery**, unmarried, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Evan C. Osborn**, a Single Man, and **Carlos Wilson Dunlap**, A Married Man, hereinafter called the grantee, his 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 2, as shown in the Master Deed Establishing 3308 Felicia Townhomes, a horizontal property regime, Tennessee Code Annotated, Title 66, Chapter 27, Sections 101-13, of record in Instrument Number 20070510-0056479, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

BEING the same property conveyed to Kayla S. Lowery by deed from Legacy11, LLC, dated March 2, 2015 and filed March 3, 2015 of record in Deed Book 20150303, Page 0018218, Register's Office for said County.

This conveyance is subject to:

Subject to all matters shown on the Site/Plan attached as "Exhibit B" to the Master Deed of record as Instrument Number 20080510-0056479, Register's Office of Davidson County, Tennessee.

Master Deed establishing a Horizontal Property Regime of 3308 Felicia Townhomes of record in Instrument Number 20070510-0056479, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 21, Register's Office for Davidson County, Tennessee.

FURTHER subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities.

This is improved (X) or unimproved ( ) property, known as:
3306 Felicia Street, 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 GRANTEE, his heirs and assigns forever, and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her 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 hand this the 25 day of November, 2020.

Kayla S. Lowery

STATE OF TENNESSEE

COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kayla S. Lowery, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 25 day of November, 2020.

Notary Public:

My Commission Expires: ~~10/24/2023~~ 12/22/2021

DONNA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

State of Tennessee

County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $342,000.00.

Affiant

Subscribed and sworn to before me, this 15 day of November, 2020.

Notary Public

My Commission Expires: 09-02-2024

EMILY MORGAN DUDLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

