PREPARED BY:
RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2020-1972

Karen Johnson Davidson County
Batch# 538661 DEEDWARR
12/21/2020 09:45:22 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20201221-0150851

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY THOUSAND AND 00/100 DOLLARS ($290,000.00) cash in hand paid, the receipt of which is hereby acknowledged, REBECCA ANN BURRUM, A SINGLE WOMAN, ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto MARY ANN ARNOLD, AN UNMARRIED WOMAN, their successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

Unit No. 93 of Ashley Condominiums, together with an undivided percentage interest in the common elements thereof as set forth in the master deed recorded in Book 7184, Page 44, as amended from time in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rebecca A. Burrum, a single woman, by Executor Deed from Lester Kimberly Matthews, Executor of the Estate of Betty C.M. Fallis, dated October 4, 2019 of record in Instrument Number 20191009-0103512, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the right-of-way of Newsom Green.

2. Master Deed for Ashley Green of record in Book 7184, Page 44, (see certificate of correction and affidavit) of record in Book 7467, Page 279, First Amendment of record in Book 7482, Page 312 and further amendment to Master Deed of record in Instrument Number 20111101-0084880, in the Register's Office of Davidson County, Tennessee.

3. Subject to all matters as shown on plat of record in Book 6900, Page 24, in the Register's Office of Dickson County, Tennessee.

4. Perpetual Easement for highway purposes and a drainage easement in favor of State of Tennessee of record in Book 5407, Page 643, in the Register's Office of Davidson County, Tennessee.

5. Easement for sanitary sewer in favor of Harpeth Valley Utilities District of Davidson County and Williamson Counties, TN of record in Book 5374, Page 511, in the Register's Office of Davidson County, Tennessee.

6. Twenty foot easement for sewer services and a ten foot temporary construction easement of record in Book 6483, Page 907, in the Register's Office of Davidson County, Tennessee.

7. Condo Association for Ashley Green Homeowners Association.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2020 and as otherwise set forth herein. And the Grantor further

covenant and bind the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 17th day of December, 2020.

Rebecca Ann Burrum
REBECCA ANN BURRUM

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 17th day of December, 2020, before me personally appeared REBECCA ANN BURRUM, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 17th day of December, 2020.

NOTARY PUBLIC

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 02/27/2021 COUNTY OF DICKSON

My commission expires:_____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Janice Collins
AFFIANT

Sworn to and subscribed before me this 17th day of December, 2020.

Kim Murray
NOTARY PUBLIC

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My commission expires: 3/28/22

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Map & Parcel No: 142 093.00

ADDRESS OF NEW OWNERS
MARY ANN ARNOLD
103 Newsom Green #93
Nashville, TN 37221
SEND TAX BILLS TO:

New Owner