THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 201232033

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $359,900.00.

Affiant

Subscribed and sworn to before me, this 29th day of January, 2021.

Notary Public
My Commission Expires: 10/2/23

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC DAWN MARTIN

Karen Johnson Davidson County
Batch# 567623 **DEEDWARR**
02/03/2021 03:07:02 PM 2 pgs
Fees: $13.00 Taxes: $1,331.63

20210203-0015881

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey A Wornhoff and Amanda C Wornhoff 940 Gale Lane Unit 105 Nashville TN 37204	new owner	Tax Parcel ID No. 118-05-0A-027.00-CO

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, **John E. Rodgers,, III, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey A Wornhoff and Amanda C Wornhoff, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building 7, Unit B. on the Plan of ST. Martin Square, now known as 12 South Towers of record in Plat Book 4460, Page 186, as amended at Instrument No. 20031107-0163683 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 John E. Rodgers, III, unmarried by Warranty deed from Danny L. McDaniel and wife, Cheryl K. McDaniel of record in Instrument No. 20111130-0093172 Register's Office for Davidson County, Tennessee, dated November 28, 2011 and recorded on November 30, 2011.

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 restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4460, Page 87, revised in Plat Book 4460, Page 186, as amended in Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4611, Page 682, amended in Book 4710, Page 244 and in Instrument Number 20031107-0163683, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Return to:
[illegible] Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible], TN 37212
A SB VLES 20940 105

By-Laws of record in Book 4611, Page 692 and Instrument No. 19991230-0308948, in the Register's Office for Davidson County, Tennessee.
Homeowner's Association Charter of record in Book 4611, Page 674; Book 4711, Page 48; Instrument No. 20031107-0163682 and Instrument No. 20060217-0019487, in the Register's Office for Davidson County, Tennessee.
Common Area conveyed to Homeowner's Association of record in Book 4710, Page 602, in the Register's Office for Davidson County, Tennessee.
Agreement and Absolute Assignment of Income of record in Instrument Number 20161122-0123349, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3934, Page 203 and Book 3943, Page 932, in the Register's Office for Davidson County, Tennessee.
Restrictions of record in Instrument Number 20060501-049653, in the Register's Office for Davidscn County, Tennessee.

This is improved property located at 940 Gale Lane Unit 105 Nashville TN 37204

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 29th day of January, 2021.

John E. Rodgers,, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John E. Rodgers,, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022