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

CRT File No. 210132820

Karen Johnson Davidson County
Batch# 571611 **DEEDWARR**
02/10/2021 09:42:15 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20210210-0018832

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $360,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of February, 2021.

Notary Public
My Commission Expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sharon Watson 641 Old Hickory Blvd #405 Brentwood TN 37027	New Owner	Tax Parcel ID No. 171-03-0B-192.00-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, **Craig A. Wilson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sharon Watson, unmarried,** ("Grantee"), her 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 Unit No. 132, on the Plan of Phase One, Section Four, Townhomes of Fredericksburg of record in Plat Book 9700, Page 648, 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 Craig A. Wilson by Warranty deed from Morgan Carter Terry, a married woman (formerly known as Morgan E. Carter) of record in Instrument No. 20190325-0026534 Register's Office for Davidson County, Tennessee, dated March 19, 2019 and recorded on March 25, 2019.

Grantor warrants that his spouse has never lived in the subject property with him as their marital residence and that this property is not subject to any marital rights therein.

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.

All matters shown on the Plan of record in Pud Boundary Plat Book 7900, page 509 and Plat Book 9700, page 648, Registe'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 7798, page 843, Book 8920, page 65, Book 9500, Page 393, Book 9860, page 840, Book 9698, pages 81and 124, Book 10208, page 760, 801 & 811, Book 10126, page 435, amended in Book 10224, page 683, Book 10126, page 489, amended and corrected in Book 10294, page 850, Book 10393, page 111, Book 10623, pages 835, 839 & 889, Book 10628, page 517, Book 10694, page 541, Book 10895, Page 778, Book 10951, page 547, Book 11682, Page 75 and

Instrument 200007180070558, re-recorded in Instrument 200507050076596 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.
By-Laws in Book 8920, page 45, Book 10126, page 486, amended in Book 10275, page 959, Book 10694, Page 539, Book 11550, page 554 and Instrument No. 20150102-0000219 Register's Office for Davidson County, Tennessee.
Fredericksburg Amenities Area Deed in Book 9443, page 538, Register's Office for Davidson County, Tennessee.
Charter for HOA in Book 8920, page 40, Book 10126, page 430 and Book 11550, page 529, Register's Office for Davidson County, Tennessee.
Easements in Book 7358, page 643, Book 7993, page 269, Book 7851, page 712, Book 9607, page 431, Book 9698, page 81, Book 9698, page 124 Book 10709, page 143, Book 10012, page 756 and Instrument Number 20000516-0049387, Register's Office for Davidson County, Tennessee.
Articles of Merger for Radnor Homes Surviving Corporation name change to Radnor Homes, Inc. of record in Book 10947, Page 572, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 641 Old Hickory Blvd #405 Brentwood TN 37027

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 warrants this instrument is effective as of the 9th day of February, 2021.

Craig A. Wilson

STATE OF Colorado)
COUNTY OF Douglas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Craig A. Wilson, 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 8th day of February, 2021.

Notary Public
My Commission Expires: 01/27/2025

AGATHA G. SOUZA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214003455
MY COMMISSION EXPIRES JANUARY 27, 2025