vidson County
Batch# 578963 DEEDWARR
02/25/2021 02:13:14 PM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20210225-0024137

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1107

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Natalie Watson, single woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer Anne Turnbull-Gavigan, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium located in Davidson County, Tennessee, being Unit 230 of Burton Hills, Village of Boxmere, Phase I, a Condominium, created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6666, Page 749, as amended by Amendments of record in Book 6824, Page 308, Book 6908, Page 738, and Book 6921, Page 226, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Boxmere, Phase I, a Condominium, as set forth in said Master Deed as amended for a more complete identification and description of such unit.

Being the same property conveyed to Natalie Watson, single woman by Warranty deed from Claudia P. Williams, unmarried of record in Instrument No. 20160315-0024660 Register's Office for Davidson County, Tennessee, dated March 14, 2016 and recorded on March 15, 2016.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 230 Boxmere Place, Nashville, TN 37215.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT | TAX MAP-PARCEL #: |
|---|---|---|
| Jennifer Anne Turnbull-Gavigan | CapStar Bank | 131-06-0E-230.00 |
| 230 Boxmere Place | 2002 Richard Jones Road Ste A300 | |
| Nashville, TN 37215 | Nashville, TN 37215 | |

**WITNESS THE EXECUTION HEREOF** this 23rd day of February, 2021.

**Natalie Watson**

**State of Tennessee )**
**County of Davidson )**

On this 23rd day of February, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Natalie Watson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 355,000.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of February, 2021.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON