Karen Johnson Davidson County
Batch# 583326 DEEDWARR
03/03/2021 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210303-0027426

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132880** KELSIE HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 5-18-2024	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Cedric Flenoid Affiant Subscribed and sworn to before me, this 26th day of February, 2021. Kelsie Holloway Notary Public My Commission Expires: 5/18/2024

WARRANTY DEED

Address New Owner: Cedric Flenoid and Missy Flenoid 400 Harbor Way Nashville TN 37214	Send Tax Bills To: A Mortgage Boutique, LLC 1574 Medical Center Pkwy #101 Murfreesboro, TN 37129	Tax Information: Tax Parcel ID No. 108 12 0B 175.00

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, **Robert M. Wilson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cedric Flenoid and Missy Flenoid, husband and wife**, ("Grantees"), its 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 Lot No. 145 on the Plan of Phase IA-Section 6, Harborview, of record in Plat Book 7900, Page 645, Register's Office for Said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert M. Wilson, A Single Person, by Warranty Deed From David Lynn Kilgore, and wife Debra Kay Kilgore, of record in Instrument No. 20021008-0122311, in the Register's Office of Davidson County, Tennessee, dated October 04, 2002 and recorded On October 08, 2002.

William Brewer joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase IA-Section 6, Harborview, as recorded in Plat Book 7900, Page(s) 645.

Declaration of Covenants, Conditions and Restrictions recorded in In Book 7471, Page 26, as amended in Book 7646, Page 142, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380 and Book 9182, Page 786.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5856, Pages 80, Book 5856, Pages 84 and Book 5658, Page 984.

Easement for Right of Way, recorded in Book 8068, Page 723.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7390, Page 270.

This is improved property located at 400 Harbor Way Nashville TN 37214

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 26th day of February, 2021.

Robert M. Wilson

William Brewer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert M. Wilson and William Brewer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2021.

Notary Public

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)