WARRANTY DEED

Karen Johnson Davidson County
Batch# 583423 DEEDWARR
03/03/2021 12:29:30 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20210303-0027532

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-17-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kathleen Anne Sinclair	Fifth Third Mortgage Company	Parcel ID: 132-09-0B-200.00
(NAME) 204 Brattlesboro Place	(NAME) 5001 Kingsley Drive, Mail Drop: 1MOBA8	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lydia Hutchinson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kathleen Anne Sinclair**, an unmarried woman hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 200 in Brattlesboro Place a Horizontal Property Regime, located in Davidson County, Tennessee, and described in a Master Deed recorded in Book 6313, Page 496 Register's Office for Davidson County, Tennessee, and Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Resubdivision of Lots 1, 2 & 3, Brattlesboro Place of record in Book 6050, Page 79 Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brattlesboro Place Condominiums contained in the Master Deed and By-Laws appended thereto, recorded in Book 6313 Page 496 Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Lydia L. Hutchinson, by Quitclaim Deed from Mary C. Hutchinson, of record in Instrument No. 20121203-0110762, in the Register's Office of Davidson County, Tennessee, dated November 28, 2012 and recorded on December 03, 2012.

Being the same property conveyed to Mary C. Hutchinson and Lydia L. Hutchinson, as joint tenants with right of survivorship, by Warranty Deed from Jeri Suedekum, an unmarried person, of record in Instrument No. 20060124-0009193, in the Register's Office of Davidson County, Tennessee, dated January 24, 2006 and recorded on January 24, 2006.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 204 Brattlesboro Place, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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.

Witness our hands this 1 day of March, 2021

Lydia Hutchinson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Lydia Hutchinson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1 day of March, 2021.

Notary Public

My Commission Expires: 7-12-24

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY