WARRANTY DEED

Karen Johnson Davidson County
Batch# 597677 **DEEDWARR**
03/22/2021 03:07:06 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210322-0037820

O-SB-FSBO-21-206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03/7/2023

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brenda LS Matthews and Roderick Rommell Matthews	**BancorpSouth Bank**	
(NAME) **103 Napa Valley Way**	(NAME) **2778 West Jackson Street Building C 2nd Floor**	**116-03-0F-008.00-CO**
(ADDRESS) **Madison, AL 35758**	(ADDRESS) **Tupelo, MS 38801**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JORDAN ARMAND MATTHEWS AS TRUSTEE OF THE THE 206 WESTCHASE DRIVE LIVING TRUST AGREEMENT DATED JULY 27, 2015,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRENDA LS MATTHEWS AND RODERICK ROMMELL MATTHEWS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit No. 206 of Westchase Condominium Apartments Phase 1 as shown on plan of record in Book 5200 Page 578 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description

Being the same property conveyed to Brenda L. S. Matthews Trustee of the 206 Westchase Drive Living Trust by Warranty deed from Charles T. Wright and wife, Ashley Danford Wright of record in Instrument No. 20150728-0073944 Register's Office for Davidson County, Tennessee, dated July 27, 2015 and recorded on July 28, 2015. Brenda L.S. Matthews having since resigned as Trustee in Instrument Number 20150730-0075040, leaving Jordan Armand Matthews as Successor Trustee.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 5200, Page 578 and Book 6250, Page 43, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westchase Condominium, Phase I, of record in Book 6097, Page 266, amended in Book 6112, Page 677, Book 6341, Page 380, Book 6866, Page 362 and Book 9059, Page 975, Register's Office for Davidson County, Tennessee.
- By-Laws of Westchase Condominium of record in Book 6097, Page 319, amended in Instrument No. 20170420-0038781, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easements of record in Book 3943, Page 948, Book 3958, Page 146, Book 3966, Page 144, Register's Office for Davidson County, Tennessee.
- Drainage easement for flow of Sugartree Creek of record in Book 5200, Page 578, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville by Westchase Homeowners Association of record in Instrument Number 20100219-0012994, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **206 Westchase Dr, Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 17 DAY OF MARCH, 2021.

The 206 Westchase Drive Living Trust Agreement dated July 27, 2015

BY: _____
Jordan Armand Matthews
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jordan Armand Matthews, as Trustee of The 206 Westchase Drive Living Trust to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged he executed the foregoing deed in his capacity as Trustee.

Witness my hand and official seal, this the 17th day of March, 2021.

_____
Notary Public

My Commission Expires:

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212