THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210333764

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $389,000.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me, this 22nd day of March, 2021.

Tracey Perry
Notary Public
My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 597940 DEEDWARR
03/23/2021 11:40:12 AM 2 pgs
Fees: $13.00 Taxes: $1,439.30

20210323-0038158

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Natalie Grace Mulloy 940 Gale Lane, Apt 114 Nashville TN 37204	New Owner	Tax Parcel ID No. 118-05-0A-036.00 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, **Camille Fraser, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Natalie Grace Mulloy**, ("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 Building 13, Apartment B, St. Martin Square, now known as 12 South Towers, as shown on the Plat of record in Plat Book 4460, Page 186, amended at Instrument No. 20031107-0163683, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stuart Fraser and Melissa Fraser, husband and wife, and Camille Fraser, as joint tenants with right of survivorship, by deed from Margaret E. Lewis who acquired title as Margaret E. Lautar and Samuel C. Lewis, wife and husband, of record in Instrument No. 20170426-0040830 , dated March 31, 2017 , said Register's Office.

Being further conveyed to Camille Fraser, by deed from Stuart Fraser and Melissa Fraser, of record in Instrument No. 20210301-0025351 , dated February 10, 2021 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 118-05-0A-036.00 CO.

Matters shown on the Plan of record in Plat Book 4460, page 186 and amended in Instrument No. 20031107-0163683, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4611, page 682, amended in Book 4710, page 244 and in Instrument No. 20031107-0163683, said Register's Office.

By-Laws of record in Instrument No. 19991230-0308948, said Register's Office.

This is improved property located at 940 Gale Lane, Apt 114 Nashville TN 37204

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 22nd day of March, 2021.

Camille Fraser

Camille Fraser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Camille Fraser, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of March, 2021.

Notary Public

My Commission Expires: _____

