Karen Johnson Davidson County
Batch# 615925 DEEDWARR
04/15/2021 01:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,380.10
20210415-0050527

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36104-02-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $373,000.00. Affiant Subscribed and sworn to before me this 12th day of April, 2021. Notary Public My Commission Expires: 07-05-2021

KELLY RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Sean Gerald Dwyer, Katherine Angela Hanson 246 Westchase Drive Nashville, TN 37205	Liberty Financial 1200 Forest Bridge Road Louisville, KY 40223	Map and Parcel No.: 116030F04100CO

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, **Anne W. Smith, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sean G. Dwyer, unmarried, and Katherine A. Hanson, unmarried, tenants in common with right of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 246 Westchase Drive, Nashville, TN 37205.

Preston Deatheridge, spouse of Grantor, joins in the execution of this instrument in order to convey any marital interest he holds in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 12th day of April, 2021.

Anne W. Smith

Preston Deatheridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anne W. Smith and Preston Deatheridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of April, 2021.

Notary Public

My Commission Expires:

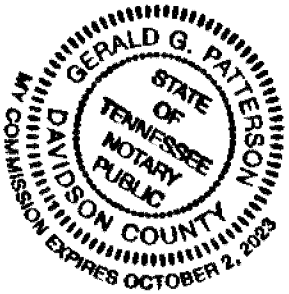


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 246 on the Plan of Phase II, Westchase, of record in Plat Book 6250, page 43, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Westchase Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 6097, page 266, amended in Book 6112, page 677, Book 6341, page 380 and Book 6866, page 362, said Register's Office.

Being the same property conveyed to Anne W. Smith, unmarried by deed dated February 19, 2016 from Lara K. Hilliard of record in Instrument No. 20160223-0017052, Register's Office for Davidson County, Tennessee. Anne W. Smith having since married.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 116030F04100CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Westchase Condominium, of record in Book 6097, page 266, amended in Book 6112, page 677, Book 6341, page 380 and in Book 6866, page 362, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record in Book 6250, page 43, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record in Book 5200, page 427, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3943, page 948, Book 3958, page 146, and Book 3966, page 144, Register's Office for Davidson County, Tennessee.
7. Subject to conditions as set out in Deed of record in Book 5947, page 272, Register's Office for Davidson County, Tennessee.
8. Deed of conveyance for Sewer and Water Mains, of record in Book 6303, page 611, Register's Office for Davidson County, Tennessee.
9. Grant of Easement to Comcast of Nashville, LLC, of record in Instrument No. 20100219-0012994, Register's Office for Davidson County, Tennessee.
10. Easement for Sanitary Sewer of record in Book 3371, page 270, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

