THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434650** Karen Johnson Davidson County Batch# 629925 **DEEDWARR** 05/06/2021 09:34:32 AM 2 pgs Fees: $13.00 Taxes: $1,517.00 20210506-0060798	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Affiant Subscribed and sworn to before me, this 5th day of May, 2021. Notary Public My Commission Expires: 7/9/24

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jenn McCollum 5629 Traceside Drive Nashville, TN 37221	Send Tax Bills To: NEW OWNER(S)	Tax Information: Tax Parcel ID No. 091 06 0M 098.00

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, **Sean W. Dodge, married, and Dana R. Hambly, married,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jennifer Ann McCollum, a married woman**, ("Grantees"), her 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 Unit No. 98 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, Instrument No. 20151218-0127350, Attorney's Certificate recorded in Instrument No. 20170123-0007057 and in Instrument No. 20191212-0128095, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, Instrument No. 20151218-0127350, Attorney's Certificate recorded in Instrument No. 20170123-0007057 and in Instrument No. 20191212-0128095, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Sean W. Dodge, married and Dana R. Hambly, married, as tenants in common, by Warranty Deed from Michael Dante Ceccotti and Nicole Ceccotti, husband and wife, of record in Instrument No. 20180831-0086773, in the Register's Office of Davidson County, Tennessee, dated August 24, 2018 and recorded on August 31, 2018. Scrivener's Affidavit recorded in Instrument No. 20180926-0095216. Said property was never the marital residence of Grantors.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan No 2 of West Nashville, as recorded in Plat Book 57, Page 172.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-

0098582, Instrument No. 20151218-0127193, Instrument No. 20151218-0127350, Attorney's Certificate recorded in Instrument No. 20170123-0007057, further supplemented in Instrument No. 20191212-0128095.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20140821-0076262.

Easement for Sidewalk, Street, Highway, Thoroughfare and Parkway purposes, recorded in Book 1939, Page 214.

Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 5010, Page 359 and Book 5010, Page 421.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps, and Appurtenances, recorded in Instrument No's. 20140821-0076274; 20141219-0116173; 20141219-0116216 and 20151125-0119709.

Easements retained in Resolution No. 1059 by the City of Nashville and easements retained in Council Bill 84-175.

Charter recorded in Instrument No. 20170123-0007056.

Common Area Conveyance recorded in Instrument No. 20171208-0125410.

This is improved property located at 100 W Mill Drive Nashville TN 37209

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 5th day of May, 2021.

Sean W. Dodge

Dana R. Hambly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sean W. Dodge and Dana R. Hambly, 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 5th day of May, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022