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

CRT File No. 210434845

Karen Johnson Davidson County
Batch# 629989 **DEEDWARR**
05/06/2021 10:31:26 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20210506-0060881

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $165,000.00.

KB
Affiant

Subscribed and sworn to before me, this 4th day of May, 2021.

Notary Public
My Commission Expires:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Payne and Teresa Payne PO BOX 158388 Nashville, TN 37215	**NEW OWNER**	Tax Parcel ID No. 103 16 0E 001.00

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, **Justin W. Leach and wife, Kerry D. Leach** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Payne and Teresa Payne, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium Unit in Davidson County, Tennessee, being Unit No. 1 of Whitland Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Plat Book 5200, Page 597, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with an appurtenant undivided 2.85% interest in the common elements of the Condominium and the Whitland Place Homeowners' Association, as described in Book 6131, Page 722, et seq., in said Register's Office.

Being the same property conveyed to Justin W. Leach and wife, Kerry D. Leach, as tenants by the entirety, by Quitclaim Deed from Whitland Capital, LLC, a Tennessee limited liability company, of record in Instrument No. 20080306-0022708, in the Register's Office of Davidson County, Tennessee, dated March 01, 2008 and recorded on March 06, 2008.

Being the same property conveyed to Whitland Capital, LLC, by Quitclaim Deed from Justin Leach and wife, Kerry Leach, of record in Instrument No. 20060907-0110860, in the Register's Office of Davidson County, Tennessee, dated September 01, 2006 and recorded on September 07, 2006. Also see Scrivener's Affidavit recorded in Instrument No. 20071009-0120071, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Justin Leach and Wife, Kerry Leach, by Warranty Deed from Calvert Clarkston Cook, Unmarried, of record in Instrument No. 20060907-0110857 and re-recorded in Instrument No. 20070221-0021648, in the Register's Office of Davidson County, Tennessee, dated September 01, 2006 and recorded on September 07, 2006.

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.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Whitland Place Condominiums, as recorded in Plat Book 5200, Page(s) 597.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Whitland Place Homeowners' Association of record in Book 6131, Page 722, Appointment of Substitute Trustee recorded in Book 9651, Page 322 and Amendment to the By-Laws recorded in Instrument No. 20170626-0064038; also subject to easements, rights and interests 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 building thereon.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6350, Page 824.
Easement for Sewer, recorded in Book 3464, Page 278.

This is improved property located at 3901 Whitland Avenue #2 Nashville TN 37205

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 4th day of May, 2021.

Justin W. Leach

Kerry D. Leach

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin W. Leach and Kerry D. Leach, 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 4th day of May, 2021.

Notary Public

My Commission Expires: _____

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