Karen Johnson Davidson County
Batch# 635126 DEEDWARR
05/13/2021 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20210513-0064631

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED EIGHTY THREE THOUSAND AND 00/100 ($283,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of May, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/4/24

(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Allison Virginia Arata, unmarried woman (NAME)	**F&M BANK** (NAME)	**104 09 0U 002.00**
3525 West End Avenue, #1B, Nashville, TN 37205 (ADDRESS)	**50 Franklin Street Clarksville, TN 37040** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 11th day of May, 2021, the undersigned, **CATHERINE SPIVEY, A SINGLE WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ALLISON VIRGINIA ARATA, UNMARRIED WOMAN** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **3525 West End Avenue, #1B, Nashville, TN 37205** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. B1, together with the appurtenant interest in the common elements of The Historic Elmington Condominium, a horizontal Property regime established by Master Deed, of record in Instrument No. 20081103-0109021, amended in Instrument Nos. 20090623-0058248; 20110908-0069706; 20150223-0015292; and 20150901-0088624, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.
>
> Being the same property Conveyed to Catherine Spivey, unmarried, by Special Warranty Deed from Elmington Nashville LLC, of record in Instrument No. 20110303-0017044, in the Register's Office of Davidson County, Tennessee, dated February 28, 2011 and recorded in March 03, 2011.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 11th day of May, 2021.

GRANTOR: CATHERINE SPIVEY

GRANTOR: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Catherine Spivey**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 11th day of May, 2021.

Notary Public

My Commission Expires My Comm Exp. 09-07-2021

GROVER C COLLINS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Anita Lester, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.