Karen Johnson Davidson County
Batch# 657612 DEEDWARR
06/16/2021 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $514.30
20210616-0080966

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Jeannette Laster	SEND TAX BILLS TO: New Owner at	MAP-PARCEL NUMBERS
(NAME) 323 Forrest Park #6-14	(NAME) Property Address	043130A07800CO
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Sean R. Wilson, an unmarried man** . HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeannette Laster** , HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LANDIN THE 19TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO 6-14 ON THE PLAN OF ROBIN HOOD CONDOMINIUMS CREATED UNDER TITLE 64, SECTIONS 2701, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED AND AS ESTABLISHED BY A MASTER DEED, WHICH WAS EXECUTED BY CENTRAL TENNESSEE INVESTMENT COMPANY, INC., OF RECORD IN BOOK 5388, PAGE 524, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF ROBIN HOOD CONDOMINIUM APARTMENTS, OF RECORD IN PLAT BOOK 5200, PAGE 124, SAID REGISTER'S OFFICE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Sean R. Wilson, an unmarried man, by virtue of that certain Special Warranty Deed dated September 2, 2016, and being of record at Instrument No. 20160915-0096936 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 5200, Page 124, Charter recorded at Instrument No. Book 5383, Page 314, Subject to Land Use Restriction Agreement of record in Book 8977, Page 755, Reservations, conditions, powers, easements, options, covenants, agreements and limitations on title, and all other provisions contained in or incorporated by reference in the Master Deed establishing horizontal property regime for record under Master Deed of record at Instrument No. Book 5388, Page 524, as amended at Book 11399, Page 660, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 323 Forrest Park #6-14 Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of June, 2021.

Sean R. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Sean R. Wilson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of June, 2021.



Notary Public
My Commission Expires: 1-6-25

Certificate of Authenticity

I, Dawn Cheri Mason, 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 the law.

Dawn Cheri Mason
Signature



State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee Page
Notary Signature

My Commission Expires: 11/08/2022