WARRANTY DEED

Karen Johnson Davidson County
Batch# 671031 **DEEDWARR**
07/06/2021 10:04:37 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00

20210706-0090528

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Caroline Elizabeth Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 12/14/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-752

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Caroline Elizabeth Hawkins	"NEW OWNER"	072 10 4M 001.00
(NAME) 1630 B Chase Street	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Grant Ramsay and Kelsey Ramsay, husband and wife** (the "**Grantor(s)**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Caroline Elizabeth Hawkins, an unmarried woman,** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the Amended Plat of 1630 Chase Street Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 1630 Chase Street Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190830-087833 and as amended by First Amendment of record in Instrument No. 20200130-0011284, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "C". Reference is hereby made to the Amended Plat of 1630 Chase Street Townhomes, shown on Exhibit "1" to the First Amendment to the Declaration of Covenants of record in Instrument No. 20200130-0011284, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Grant A. Ramsey and Kelsey Ramsey, husband and wife, by Warranty Deed from Southern Spaces LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200618-0064050, in the Register's Office of Davidson County, Tennessee, dated June 17, 2020 and recorded on June 18, 2020.

The prior conveyance erroneously states the Grantor's last name as Ramsey. The Grantor's last name is Ramsay and is now corrected henceforth.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2019 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is property located at 1630 B Chase Street, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor(s) covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor(s) further covenant with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor(s) further covenant and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor(s) have executed this Warranty Deed the 2nd day of July, 2021.

GRANTOR(s):

Grant Ramsay

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Grant Ramsay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 1st day of July, 2021.

Notary Public

My Commission Expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

GRANTOR(s):

Kelsey Ramsay

STATE OF NEW YORK)

COUNTY OF Madison)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Kelsey Ramsay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 01 day of July, 2021.

Notary Public

My Commission Expires: _____

GORDON W WOODS
Notary Public - State of New York
NO. 01WO6116380
Qualified in Madison County
Commission Expires Sep 27, 2024