Karen Johnson Davidson County
Batch# 672816 DEEDWARR
07/08/2021 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20210708-0092006

Prepared by:
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Attorney at Law
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $460,000.00

Affiant

ADEMOLA OLUWASEUN ADEBAYO
Notary Public, State of Texas
Comm. Expires 01-14-2024
Notary ID 132313487

Subscribed and sworn to before me this 6th day of July, 2021.

Notary Public
My commission expires: 01/14/2024

Address of New Owner:	Send Tax Bills to:	Tax Information
Julie Elizabeth Wilbers 818 East Magnolia Avenue San Antonio, TX 78212	F&M Bank 10 Cadillac Drive, Suite 100 Brentwood, TN 37027	091-06-0L-046-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Erin N. Bailey, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Julie Elizabeth Wilbers, an unmarried woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 46 as shown on the plan of Treaty Oaks Cottages, a Horizontal Property Regime with private elements having been established by the Declaration of Covenants, Conditions, and Restrictions of Treaty Oaks Cottages of record in Instrument No. 20141120-0107174, as amended in Instrument No. 20150113-0003651, Instrument No. 20150814-0081914, Instrument No. 20160826-0089501, Instrument No. 20160922-0099884, Instrument No. 20180725-0072479, and Instrument No. 20190228-0018398 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erin N. Bailey, single, by deed from Woodland Street Partners, LLC of record in Instrument No. 20170118-0005597, Register's Office for Davidson County, Tennessee, and dated January 11, 2017.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Treaty Oaks Cottages of record in Instrument No. 20141120-0107174, as amended in Instrument No. 20150113-0003651, Instrument No. 20150814-0081914, Instrument No. 20160826-0089501, Instrument No. 20160922-0099884, Instrument No. 20180725-0072479, and Instrument No. 20190228-0018398 Register's Office for Davidson County, Tennessee.

2. Restrictive covenants of record in Instrument No. 20141120-0107174 and amended in Instrument No. 20150113-0003651, 20150814-0081914, 20160826-0089501, 20160922-0099884, 20180725-0072479, and 20190228-0018398 Register's Office for Davidson County, Tennessee.

3. Charter of Treaty Oaks Cottages Homeowners Association of record in Instrument No. 20170104-0000640 Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Instrument No. 20141120-0107174 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 1007 Treaty Oaks Drive, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 6th day of July, 2021

Erin N. Bailey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of July, 2021, before me personally appeared Erin N. Bailey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 6th day of July, 2021.

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 2/12/23

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this 6th day of July, 2021.

Sheri Engel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 6th day of July, 2021

My commission expires: 2/12/23

Notary Public

