Karen Johnson Davidson County
Batch# 682593 DEEDWARR
07/23/2021 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.13
20210723-0099053

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2021.

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Timothy Leete and Mollie Jean Todt		172 12 0D 601.00
(NAME) 1310 Concord Mill Lane	(NAME) New Owner	
(ADDRESS) Nashville, TN 37211	(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 by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Charlotte Kathleen Thurber and Brian William Thurber, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Timothy Leete and Mollie Jean Todt, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 323-R on Lot 323, a Special Use Parcel, on the Plan of Phase Five, Lenox Village, as shown on plat of record in Instrument No. 20050120-0007427, as revised and shown as Exhibit "B" of Instrument No. 20070103-0001283, and 20070103-0001284, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brian W. Thurber and Charlotte K. Thurber, husband and wife, by Warranty Deed from Judy Weyand and Lawrence R. Weyand III, husband and wife, of record in Instrument No. 20160527-0053885, in the Register's Office of Davidson County, Tennessee, dated May 20, 2016 and recorded on May 27, 2016.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1310 Concord Mill Lane, Nashville, TN 37211

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 our hands this 6th day of June, 2021.

Charlotte Kathleen Thurber

Brian William Thurber

STATE OF SOUTH CAROLINA
COUNTY OF Horry

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Charlotte Kathleen Thurber and Brian William Thurber, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

Mary Alice Blackburn

My Commission Expires:

My Commission Expires June 13, 2022

(SEAL)

MARY ALICE BLACKBURN
NOTARY PUBLIC
COMMISSION EXPIRES
JUN 13, 2022
SOUTH CAROLINA

Certificate of Authenticity

I, **Joshua A. Terry**, 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 7/16/2021.

Affiant Signature

7/16/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/16/2021.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON