THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210937306

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $310,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of September, 2021.

Notary Public
My Commission Expires: 05-05-25

VICTORIA V. BUCKNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 718559 DEEDWARR
09/17/2021 09:56:31 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20210917-0125084

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Julianna Olsen Young 210 LaVista Drive Nashville TN 37215	Julianna Olsen Young 210 LaVista Drive Nashville, TN 37215	Tax Parcel ID No. 103-16-0B-034.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lawrence J. Marnett and Nancy B. Marnett, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Julianna Olsen Young, unmarried**, ("Grantee"), successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 311 , on the Horizontal Property Regime for Windsor Tower Condominium Apartments, as recorded in the Master Deed of record in Book 5313, page 338, amended in Book 8666, page 789 and Instrument No. 20131217-0127081 and as shown on Plat of record in Plat Book 5200, page 71, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to LAWRENCE J. MARNETT AND WIFE, NANCY B. MARNETT, by deed from AMANDA OTT, of record Instrument No. 20151005-0101245 , dated September 24, 2015 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 103-16-0B-034.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5313, page 338, amended in Book 8666, page 789 and Instrument No. 20131217-0127081, said Register's Office.

Matters shown on the Plan of record in Plat Book 5200, page 71, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3956, page 943, said Register's Office.

Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 20110301-0016521, and in Instrument No. 20161212-0130101, said Register's Office.
Easement and Right of Entry Agreement of record in Book 9486, page 948, said Register's Office.

This is improved property located at 4215 Harding Pike Unit 311 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of September, 2021.

Lawrence J. Marnett by Shira Kingrey, his Attorney-in-Fact

Lawrence J. Marnett by Shira Kingrey, his Attorney-in-Fact

Nancy B. Marnett by Shira Kingrey, her Attorney-in-Fact

Nancy B. Marnett by Shira Kingrey, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Lawrence J. Marnett and Nancy B. Marnett and that she is authorized by Lawrence J. Marnett and Nancy B. Marnett to execute this instrument on their behalf.

Witness my hand, at office, this 16th day of September, 2021.

J Anderson
Notary Public



My Commission Expires: _____