Karen Johnson Davidson County
Batch# 758757 DEEDWARR
11/22/2021 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20211122-0154590

5174

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211038003**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. Shannon Hawley LeMaster Affiant Subscribed and sworn to before me, this 15th day of November, 2021. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: William Blake LeMaster and Shannon Hawley LeMaster 5201 Shenandoah Court Nashville TN 37220	Send Tax Bills To: Truist PO Box 79041 Baltimore, MD 21279	Tax Information: Tax Parcel ID No. 145 15 0A 017.00

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, **Matthew Jason Abney, a married man, and Matthew J. Nelson, a married man, as joint tenants with rights of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Blake LeMaster and Shannon Hawley LeMaster, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 8A of Stratford Place Residential Condominiums, as described in the Master Deed Establishing Horizontal Property Regime Of Stratford Place Residential Condominiums, of record in Book 6472, Page 47, as Amendment Book 7140, Page 592; Re-Recorded in Book 7234, Page 801; Second Amendment in Book 7353, Page 472; Third Amendment in Book 7426, Page 234; Fourth Amendment in Book 7756, Page 116; Fifth Amendment in Book 7903, Page 652; Sixth Amendment in Instrument No. 20040402-0037662; Seventh Amendment in Instrument No. 20130425-0041343; Eighth Amendment in Instrument No. 20161118-0122027, corrected in Instrument No. 20161216-0132255 and Ninth Amendment in Instrument No. 20190715-0069123 in the Register's Office for Davidson County, Tennessee, being a horizontal property regime, together with all rights, interest and appurtenances thereto, including but not limited to the undivided interest in the common elements thereof, as set out in the aforesaid Master Deed of record in Book 6472, Page 47, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew Jason Abney, a married man, and Matthew James Nelson, a married man, as joint tenants with rights of survivorship, by Warranty Deed from Bettie J. Winton, an unmarried person, of record in Instrument No. 20200227-0021914, in the Register's Office of Davidson County, Tennessee, dated February 24, 2020 and recorded on February 27, 2020.

Being the same property conveyed to Bettie J. Winton, by Quitclaim Deed from Randall Keith Winton, of record in Instrument No. 20110407-0026802, in the Register's Office of Davidson County, Tennessee, dated March 22, 2011 and recorded on April 07, 2011.

Being the same property conveyed to Randall K. Winton and wife, Bettie Jane Winton, by Warranty Deed from Sam D. Hodges, IIII, Trustee, of record in Book 8112, Page 397, in the Register's Office of Davidson County, Tennessee, dated April 13, 1990 and recorded on May 18, 1990.

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.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Stratford Place, as recorded in Plat Book 6250, Page(s) 560.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Stratford Place Residential Condominium of record in Book 6472, Page 47, as amended by instrument(s) of record in 7140, Page 592; Re-Recorded in Book 7234, Page 801; Second Amendment in Book 7353, Page 472; Third Amendment in Book 7426, Page 234; Fourth Amendment in Book 7756, Page 116; Fifth Amendment in Book 7903, Page 652; Sixth Amendment in Instrument No. 20040402-0037662; Seventh Amendment in Instrument No. 20130425-0041343; Eighth Amendment in Instrument No. 20161118-0122027, corrected in Instrument No. 20161216-0132255 and Ninth Amendment in Instrument No. 20190715-0069123; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Right of Way, recorded in Book 1260, Page 518 and Book 6507, Page 851.

Easement for Right of Way and Water Line, recorded in Book 6177, Page 971.

Easement for Sanitary Sewer, recorded in Book 8128, Page 23.

Easement for Grant of Appurtenant , recorded in Book 10382, Page 575.

Agreement to Maintain as set forth in instrument recorded in Book 6430, Page 601.

This is improved property located at 5201 Shenandoah Court Nashville TN 37220

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 15th day of November, 2021.

Matthew Jason Abney

Matthew J. Nelson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Jason Abney and Matthew J. Nelson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2021.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 15 day of November 2021.

Ernest D. Bennett, III, Affiant — 11-15-21 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 15 day of November, 2021

Mary Gail Porter
Notary's Signature

MARY GAIL PORTER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023

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