35235-5 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 759580 DEEDWARR
11/23/2021 11:00:55 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20211123-0155371

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00**

Affiant

Subscribed and sworn to before me, this the 19th day of November, 2021.

Notary Public

My commission expires: 7/9/24
(AFFIX SEAL)

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Halverson Avery	**T2 Financial, LLC dba Revolution Mortgage**	**095-02-0-A-119.00co**
119 Cottage Place	**480 Olde Worthington Rd, Ste 300**	
Nashville, TN 37214	**Westerville, OH 43082**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Mary Glasgow, surviving tenant by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Halverson Avery, a married man

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 51 on the Plan of Cottage Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Third Amendment to the Master Deed for Cottage Place Condominiums as set out on the Exhibit , of record in Book 6902, Page 829, together with an undivided interest in the common elements appurtenant to said Unit, all as described in the Master Deed, Declaration of Covenants, Conditions, and Restrictions, of record in Book 6520, page 745, as amended in Book 6569, page 212, in Book 6636, page 722, and in Book 6902, page 829, including without limitation the By-Laws appended thereto, Register's Office for Davidson County, Tennessee' for a more complete identification and description of such Unit.

BEING the same property conveyed to Curtis J. Glasgow, Jr. and wife, Mary Glasgow by Warranty Deed dated November 14, 2002 from Janet Elizabeth McDowell, unmarried, of record in Instrument No. 20021119-0143405, Register's Office for Davidson County, Tennessee. The said Curtis J. Glasgow, Jr. died April 1, 2016 vesting property to Mary Glasgow, as surviving tenant by the entirety.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan as set out on the Third Amendment to the Master Deed, Declaration of Covenants, Conditions & Restrictions, of record in Book 6902, page 829, said Register's Office.**
2. **Master Deed, Declaration of Covenants, Conditions, and Restrictions establishing a Horizontal Property Regime of Cottage Place Condominiums, of record in Book 6520, page 745, By-Laws appended thereto in Book 6520, page 793, amended Master Deed, Declaration of Covenants, Conditions, and Restrictions, in Book 6569, page 212; Book 6636, page 722; Book 6902, page 829, said Register's Office.**
3. **Grant of Easement By and Between Comcast of Nashville I, LLC, and Cottage Place Condominiums, of record in Instrument No. 20130517-0050099, said Register's Office.**
4. **Matters shown on the plan of record in Plat Book 6520, pages 816-818, said Register's Office.**
5. **Deed of Conveyance for water and sewer purposes in Book 6974, page 929, said Register's Office.**
6. **Easement for water main running along the Lebanon Pike granted Bransford Realty Company, of record in Book 722, page 268; and in Book 722, page 324, said Register's Office.**
7. **Right-of-Way Easement contained in Deed, of record in Book 5256, page 398, said Register's Office.**
8. **A 10-foot private sanitary sewer line easement running across a portion of the southwest corner of said property, of record in Book 6589, page 804, said Register's Office.**

9. **Matters shown on plan of record in Book 6520, pages 816-818, Register's Office for Davidson County, Tennessee.**

10. **Taxes for the current year, which have been prorated and paid by Grantor(s) herein and subsequent years not yet due and payable.**

This is improved property, known as **119 Cottage Place, Nashville, TN 37214**

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 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 my/our hand(s) this **19th** day of **November, 2021.**

Mary Glasgow

Mary Glasgow

STATE OF Alabama)
COUNTY OF Baldwin)

Personally appeared before me, a Notary Public of said County and State, **Mary Glasgow,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Orange Beach (city), Alabama (state), this **19th** day of **November, 2021.**

Sharon Stafford

Notary Public

My Commission Expires: MAY 31 2023

Sharon Stafford
Notary Public, Alabama State At Large
My Commission Expires May 31, 2023