Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 766067 DEEDWARR
12/02/2021 11:30:38 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50

20211202-0159770

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2021.

Notary Public

MY COMMISSION EXPIRES: Oct 27 2025

(AFFIX SEAL)

KATIE SHERFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Oct. 27, 2025

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aisha Hudson	New Owner	Map 135 Group 11-OC Parcel 071.00
(NAME)	(NAME)	
172 Nashboro GRNS		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten 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, I, Nichola Davies, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Aisha Hudson , unmarried and Vivian Lynnette Betha , unmarried, 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 all of Unit 228 on the Plan of Horizontal Property Regime, Private Element Plat, Phase Two on the plan of Nashboro Village - Tract 18, as shown by plat appearing of record in Plat Book 4860, Page 73 and amended in Plat Book 5200, Page 444; Book 9700, Page 968 and Instrument Number 20010423-0039877, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Nichola Davies by deed from Jeffrey Robert Nelson and Nichola Davies of record in Record Book 20100702-0052208, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 4860, Page 73 and Plat Book 5200, Page 444, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Record Book 4827, Page 14, Record Book 11703, Pages 518 and 520, Record Book 5469, Page 840, Record Book 7751, Page 907, Record Book 11703, Page 581, Instrument No. 20000316-0027171, Instrument No. 20001031-0108075, Instrument No. 20010322-0027767, Instrument No. 20000627-0063887, Instrument No. 20010923-0073937, Instrument No. 20021211-0152723, Instrument No. 20070118-0007533, Instrument No. 20091105-0102438 and Instrument No. 20050222-0018814, Instrument No. 20050222-018813, said Register's Office.

Subject to By-Laws of record in Record Book 11703, Page 560, Instrument No. 20031118-0168332 and Instrument No. 20160516-0048519, said Register's Office.

Subject to Restrictions set forth of record in Book 4827, Page 14, said Register's Office.

Subject to Charter of Fairway Pointe Homeowner's Association restrictions of record in Book 11703, Page 518, said Register's Office.

Subject to Consent to Declaration of Covenants, Conditions and Restrictions for Fairway Pointe Homeowner's Association of record in Instrument No. 20010322-0027768 and as Instrument NO. 20031118-0168332, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions for Fairway Pointe Homeowner's Association, Inc. of record in Book 11703, Page 520 and By-Laws of Fairway Pointe Homeowner's Association, Inc. attached thereto as Exhibit C, at Page 560 and as amended in Instrument No. 20031118-0168332, said Register's Office.

Subject to all matters on the PUD Boundary Plat of Nashboro-Fairway Pointe, of record in Instrument No. 20020710-0083054, said Register's Office.

Subject to all matters on the Plan of Nashboro-Fairway Pointe of record in Instrument No. 20020820-0100664, said Register's Office.

Subject to Memorandum of Lease of record in Record Book 10690, Page 327, said Register's Office.

Subject to Easement for Sewer of record in Record Book 8870, Page 887 and 932 and in Instrument No. 20001012-0101575, said Register's Office.

Subject to Overhead Line Easement of record in Record Book 11594, Page 299, said Register's Office.

Subject to Storm Water Detention Agreement of record in Instrument No. 20010314-0024179 and Instrument No. 20020815-0098780, said Register's Office.

Subject to Easement for Cart Path of record in Record Book 10110, Page 854, said Register's Office.

Subject to Judgement of Declaration of Taking for J. Percy Priest Dam of record in Record Book 4254, Page 410, said Register's Office.

Subject to Right of Way Dedication of record in Record Book 4460, Page 149-151, said Register's Office.

Subject to Easement for Cable Television of record in Instrument No. 20001012-0101575, said Register's Office.

Subject to Agreement of record in Instrument No. 20020507-0056329, said Register's Office.

Subject to Anchor Easement of record in Record Book 5563, Page 5, said Register's Office.

Subject to Easement to Comcast of Nashville, LLC of record in Instrument No. 20170717-0071705, said Register's Office.

Subject to Lien for Special Assessments as contained in the restricitions .

Subject to Rights of Others in Common Areas and Elements.

Subject to The Perpetual right, Power, Priviledge and Easement to overflow, flood and submerge certain parcels and restrictions against construction or maintenance of structures for human habitation on certain tracts or other structures without approval of USA on such tracts as set forth on Judgement of Declaration of Taking for the J. Percy Priest Dam and Reservoir Project, Stones River, Tennessee. (As to a portion of Tract 7 on the Plat of Nashboro Village as recorded in Plat Book 4660, Page 156 and a portion of the open spaces and recreational areas of Nashboro Village of record in Plat Book 4860, Page 74, said Register's Office.

Subject to Public Right of Way Dedication of record in Book 4460, Page 149-151, said Register's Office.

Subject to Easements of record in Book 4868, Page 74 and in Book 4815, Page 425, said Register's Office.

Subject to Five (5) foot Easement and Twenty (20) foot Easement for Sanitary Sewers and Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, as set forth in Instrument and recorded in Book 8870, Page 887, said Register's Office. (As a portion of Tract 7 on the Plat of Nashboro Village as recorded in Plat Book 4660, Page 156).

Five (5) Easement for Sanitary Sewer and Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee.

Subject to 0.02 Acre overhead line easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee set forth in Instrument and recorded in Book 4815, Page 425, said Register's Office.

Subject to Easement of record in Book 8870, Page 887 and in Book 10110, Page 854 and Book 4868, Page 74 and in Book 4815, Page 425, said Register's Office.

Subject to Easement for Cable Television of record in Instrument No. 200001012-0101575, said Register's Office.

Subject to Terms and Provisions of Memorandum of Lease of record in Book 10690, Page 327, said Register's Office.

Subject to Conveyance of Common Area of record in Instrument No. 200001010-0100360, said Register's Office.

Subject to Storm Water Detention Agreement of record in Instrument No. 20010314-0024179 and Instrument No. 20020815-0098780, said Register's Office.

Subject to Memorandum of Lease of record in Book 10690, Page 327, said Register's Office.

Subject to Quitclaim of Common Areas from WDN Properties, Ltd., a Texas Limited Partnership for Fairway Pointe Homeowner's Association, Inc. of record in Instrument No. 20001010-0100360, said Register's Office.

Subject to Agreements contained in License to Use Fitness Center and Swimming Pools of record in Instrument No. 20020507-0056329, said Register's Office.

Subject to Lien for Special Assessments as contained in the restricitions.

Subject to Rights of others in and to the Common Areas and or Elements of Fairway Pointe or Nashboro Village

unimproved ☐

This is improved ☑ property, known as 172 Nashboro GRNS, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30th day of November, 2021.

Nichola Davies

STATE OF TENNESSEE

COUNTY OF Robertson

On this 30th day of November, 2021, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nichola Davies**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 2-26-24

Notary Public,

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER