Karen Johnson Davidson County
Batch# 780599 DEEDWARR
12/28/2021 11:54:13 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20211228-0170453

32592-1B
Box #14

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Melinda Duncan 2831 Columbine Place Nashville, TN 37204	New Owner	Map 118 Gp 11 Pcl 66

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Columbine Place Partnership, a Tennessee general partnership** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Melinda Duncan** (hereinafter referred to as the "**Grantee**"), her heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 33 of Block D on the Plan of Berry Hill Gardens, of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Columbine Place, LLC, a Tennessee limited liability company, by Warranty Deed dated December 18, 2019, from Ronald P. Lubovich, LLC, a Tennessee limited liability company, of record in Instrument No. 20191219-0131049, Register's Office for Davidson County, Tennessee. Columbine Place, LLC, a Tennessee limited liability company was converted to Columbine Place Partnership, a Tennessee general partnership, as evidenced by Certificate of Conversion, of record in Instrument No. 20200102-0000320, Register's Office for Davidson County, Tennessee.

Together with the beneficial rights set out in Declaration of Access Easements, of record in Instrument No. 20210325-0039358, said Register's Office.

THIS is improved property known as 2831 Columbine Place, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 27 day of December, 2021.

Columbine Place Partnership, a Tennessee general partnership

By: Randy J Wolcott
Name: Randy J. Wolcott
Its: Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randy J. Wolcott, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Partner of Columbine Place Partnership, a Tennessee general partnership, the within-named bargainor, and that he as such Managing Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Managing Partner.

WITNESS my hand, at office, this 27 day of December, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Melinda S.
Affiant

Subscribed and sworn to before me this
27 day of December, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2022 and subsequent years, not yet due and payable. Map and Parcel Map 118 Gp 11 Pcl 66. 2021 taxes have been prorated between the parties and paid as part of closing.

3. All Matters as shown on the Boundary Survey of 2827, 2829, 2831 Columbine Place by Dale & Associates, Steven C. Matthews, Tennessee R.L.S. # 2352, dated November 19, 2019 as Project 19136.

4. All Matters as shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

5. Declaration of Access Easements, of record in Instrument No. 20210325-0039358, said Register's Office.