Karen Johnson Davidson County
Batch# 794727 DEEDWARR
01/25/2022 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20220125-0008825

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
James MacPhaille and Catherine MacPhaille 900 19th Avenue South, 508 Nashville, TN 37212	Owner	092-16-0B-057-00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **John D. Finch and Pamela G. Finch, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **James MacPhaille and Catherine MacPhaille, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 163, 164, 165, 166, 167, 168 and 169 on the plan of O.B. Hayes Second Plan of Small Lots in Nashville, of record in Plat Book 1, Page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit No. 508 on the plan of University Square Condominium Apartments of record in Book 6900, Page 124, of the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, Page 529, as amended in Book 7119, Page 884, of the Register's Office for Davidson County, Tennessee.

Together with any and all interest in Level P-2-South parking space no 36 and Lobby Level 3-South parking space no. 8.

Being the same property conveyed to John D. Finch and Pamela G. Finch, husband and wife, by Warranty Deed from C. Lee Parmley, married, of record on 11/20/2012, at Instrument No. 20121120-0106992, Davidson County Register of Deeds.

This property is commonly known as 900 19th Avenue South, 508, Nashville, TN 37212
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with 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, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 10 **day of January, 2022**:

John D. Finch

Pamela G. Finch

STATE OF Florida

COUNTY OF Collier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John D. Finch** and **Pamela G. Finch,** the bargainors, 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, this 10th day of January, 2022:

Notary Public

My Commission Expires: 10-06-2024

NOTARY PUBLIC STATE OF FLORIDA

JOSHUA C. WADSWORTH
Commission # HH 050856
Expires October 6, 2024
Bonded Thru Budget Notary Services

STATE OF Tennessee

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$480,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 14th DAY OF January, 2022:

Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 1-10-22 (date of document).

Date: 1-14-22

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 14th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON