ADDRESS NEW OWNER: Mark Jones and Ginger Jones
1104 Stonewall Jackson Ct
Nashville, TN 37220

SEND TAX BILL TO: NEW OWNER
MAP-PARCEL NOS. 142080A01700CO

Karen Johnson Davidson County
Batch# 801025 DEEDWARR
02/07/2022 11:36:38 AM 2 pgs
Fees: $13.00 Taxes: $1,309.80
20220207-0013816

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **James H. Finney and Darla J. Finney, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Mark Jones and Ginger Jones, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 17 on the Plan of Phase I, Coronada Town Home Condominiums of record in Plat Book 4860, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Coronada, a Condominium, a Horizontal Property Regime by Master Deed of record in Book 4901, page 679, amended in Book 5702, page 329; Book 5306, page 241; Book 5522, page 675; and Book 5869, page 269, said Register's Office. Included herewith is an undivided interest in the common elements of the Coronada Horizontal Property Regime with respect to Coronada Condominium Association, Inc. as set forth in the above referenced Master Deed and By-laws.

Being the same property conveyed to James H. Finney and Darla J. Finney, husband and wife, from Carolyn D. Dale, married, by Warranty Deed recorded on August 2, 2017, in Instrument No. 20170802-0078658, Register's Office for Davidson County, Tennessee.

This is property with a common address of 107 Fox Trail, Nashville, TN 37221.

Said Property is being conveyed "AS-IS".

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Book 4860, Page 26, Register's Office for Davidson County, Tennessee.(3) Master Deed establishing a Horizontal Property Regime, Coronada, a Condominium of record in Book 4901, page 679, amended in Book 5202, page 329; Book 5306, page 241; Book 5522, page 675 and Book 5869, page 269, Register's Office for Davidson County, Tennessee.(4) By-Laws of Coronada Condominium Association, Inc. of record in Book 4901, page 702, Register's Office for Davidson County, Tennessee.(5) Resolution to Waive Right of First Refusal of record in Instrument No. 20100304-0016850, Register's Office for Davidson County, Tennessee.(6) Easement for sanitary sewer to Harpeth Valley Utility District of record in Book 4788, page 761 and Book 4816, page 965, Register's Office for Davidson County, Tennessee.(7) Charter of Coronada Condominium Association, Inc. of record in Book 4902, page 938, Register's Office for Davidson County, Tennessee.(8) Articles of Amendment to the Charter of Coronada Condominium Association, Inc. of record in Book 6132, page 118 and Book 7694, page 733, Register's Office for Davidson County, Tennessee.(9) Lease Agreement of record in Book 7114, page 409 and re-recorded in Book 7261, page 577; Assignment and Assumption of Lease Agreement of record in Instrument No. 20011001-0105561; Second Amendment to Lease Agreement of record in Instrument No. 20060607-0067801 (Crown Castle GT Company), Register's Office for Davidson County, Tennessee.(10) Underground Utility Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said government (Nashville Electric Service) of record in Book 7173, page 938, Register's Office for Davidson County, Tennessee.(11) Memorandum of Lease with BellSouth Mobility, Inc. and 20-foot-wide ingress/egress easement of record in Book 9011, page 741, Register's Office for Davidson County, Tennessee.(12) Easement Lease with BellSouth Mobility, Inc. including agreement for liability of damages of record in Book 9045, page 954, Register's Office for Davidson County, Tennessee.(13) Memorandum of PSC Site Agreement (Sprint Spectrum LP) - Utility Easement, Lease Agreement and Access

and Utility Easement of record in Book 10237, page 775, Register's Office for Davidson County, Tennessee.(14) Memorandum of Lease Agreement (New Cingular Wireless PCS, LLC) of record in Instrument No. 20100330-0023625, Register's Office for Davidson County, Tennessee. Note: Cross Reference to: Book 9011, page 741, Register's Office for Davidson County, Tennessee.(15) Memorandum of Lease Agreement (Crown Castle GT Company) of record in Instrument No. 20100419-0029233, Register's Office for Davidson County, Tennessee. Note: Cross Reference to: Book 7114, page 409; Book 7261, page 577; Instrument No. 20011001-0105561 and Instrument No. 20060607-0067801, Register's Office for Davidson County, Tennessee.(16) Memorandum of Lease Agreement (STC Five, LLC) - Lease Agreement, Access Easement and Access and Utility Easement of record in Instrument No. 20100419-0029232, Register's Office for Davidson County, Tennessee. Note: Cross Reference to: Book 10237, page 775, Register's Office for Davidson County, Tennessee.(17) Grant of Easement and Right-of-Way to Comcast of Nashville I, LLC to provided broadband communications services of record in Instrument No. 20130118-00063281, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 4th day of February 2022.

James H. Finney

Darla J. Finney

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **James H. Finney and Darla J. Finney, husband and wife,** with whom I am personally acquainted, or who 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 office this 4th day of February 2022.

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 9 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $354,000.00.

Affiant

Subscribed and sworn before me this 4th day of February 2022.

M. Catherine Clearwaters
Notary Public
My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No. 2202-020