THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 36956-02-2022	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $451,000.00. Sara G. MacNish Affiant Subscribed and sworn to before me this 10th day of March, 2022. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Benno Nelson 408 Ashlawn Court Nashville, TN 37215	Same as owner	Map and Parcel No.: 131060G40800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sara G. MacNish, married, fka Sara C. Gergory and Phillip N. Gregory, married, as joint tenants with the right of survivorship**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **James Benno Nelson, married** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 408 Ashlawn Court, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Jonathan MacNish, husband of Sara G. MacNish, hereby joins in this conveyance for the purpose of conveying any and all right, title and interest he may have in the subject property.

This property is not now nor has ever been the marital resident of Phillip N. Gregory.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 830011 DEEDWARR
03/28/2022 01:33:30 PM 4 pgs
Fees: $23.00 Taxes: $1,668.70
20220328-0035649

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of March, 2022.

Sara G. MacNish

Jonathan MacNish

Phillip N. Gregory, by Sara G. MacNish
his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sara G. MacNish and ~~Phillip N. Gregory~~ Jonathan MacNish, 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, at office, this 10th day of March, 2022.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sara G MacNish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (she is the Attorney-in-Fact for Phillip N, Gregory and she is authorized by Phillip N. Gergory to execute this instrument on his behalf.

Witness my hand, at office, this 10th day of March, 2022.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 408, together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, a Condominium, a horizontal property regime established by Master Deed, of record in Book 7076, page 696, amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Tract No. 13 on the Plan of Resubdivision of Tracts 1, 2, and 11, Burton Hills of record in Plat Book 6250, page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sara C. Gregory, unmarried, by deed from James C. Culver and wife, Nancy N. Culver of record in Instrument No. 20130903-0092329, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit appearing as Instrument No. 20131104-0114006, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 27, 2013 of record in Instrument No. 20131003-0103956, Register's Office for Davidson County, Tennessee, Sara C. Gregory, unmarried conveyed an undivided one-half (1/2) interest in subject property to Philip N. Gregory, creating a joint tenancy with the right of survivorship. Sara C. Gregory having since married and is now known as Sara G. MacNish. Philip N. Gregory and Phillip N. Gregory are one and the same.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, amended in Book 6778, page 536, and in Book 6911, page 120, Book 7076, page 691 and Instrument No. 20031219-0181028, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Burton Hills Village of Ashlawn, of record in Book 7076, page 696, amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 6250, page 978, amended in Book 6900, page 304, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3702, page 250 and Book 4298, page 491, Register's Office for Davidson County, Tennessee.
7. Agreement of record in Book 6470, page 383, Book 6655, page 47 and in Book 7147, pages 411 and 416, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 March 10, 2022.

Signature
Date: March 10, 2022

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 10th day of March, 2022 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD