BOX 10-A

RETURN TO
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 858480 DEEDWARR
05/19/2022 09:46:44 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20220519-0057934

File No. AT-22-2405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2022.

JOSEPH WARD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 4/11/2025 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elliot Morgan Dawes and Caroline Spall Dawes	State Department Federal Credit Union	
(NAME)	(NAME)	
703-703B Cleo Miller Drive	1630 King Street	083-05-0G-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Alexandria, VA 22314	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Victoria E. Zeutenhorst, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elliot Morgan Dawes and Caroline Spall Dawes, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Unit 703B of The Bailey @ West Eastland Condominium, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20161012-0108019, amended in Instrument Nos. 20161205-0127324 and 20171212-0126735 and in Instrument No. 20180410-0033826, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Victoria E. Zeutenhorst, an unmarried woman by Warranty deed from Kaylee M. Mattice, unmarried of record in Instrument No. 20191001-0100009 Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 1, 2019.

Being also known as 703-703B Cleo Miller Drive 703B Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, 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 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/our hand this 18th day of May, 2022.

Victoria E. Zeutenhorst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of May, 2022, before me personally appeared Victoria E. Zeutenhorst, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of May, 2022.

Notary Signature
My commission expires:

