THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220641630

Karen Johnson Davidson County
Batch# 891941 DEEDWARR
07/21/2022 12:19:59 PM 2 pgs
Fees: $13.00 Taxes: $1,613.20

20220721-0083639

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $436,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of July, 2022.

Notary Public
My Commission Expires:

ASHLEY SOHAD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Colette Marcellin and Toby Phimister 2034 Graybar Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 117 11 0D 017.00

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, **Anne Christine Washburn, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colette Marcellin unmarried, and Toby Phimister, unmarried, as joint tenants with right of survivorship**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 2034 on the Plan of Turnberry Square Condominiums, established by Exhibit "D" to the Master Deed of record in Book 6686, Page 166 as amended in Book 6814, Page 165; Supplemental Declaration in Book 8747, Page 521; as amended in Book 9315, Page 795 and amendment to By-Laws in Instrument Nos. 20000801- 0075604 and 20060912-0112658, Register's Office for Davidson County, Tennessee, which Master Deed and record thereof are Incorporated herein and made a part hereof by reference as fully as if copied verbatim herein. Being designated at Map 117-11-D Parcel 17co, on the Assessor of Property Maps for Davidson County, Tennessee.

Being the same property conveyed to Anne Christine Washburn, unmarried, by Warranty Deed and Irrevocable Durable Power of Attorney from Brian J. Rice and wife, Shannon Rice of record in Instrument No. 20050630-0075460, in the Register's Office of Davidson County, Tennessee, dated May 27, 2005 and recorded on June 30, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Turnberry Square Condominiums of record in Book 6686, Page 166, as amended by instrument(s) of record in Book 6814, Page 165; Supplemental Declaration in Book 8747, Page 521 and as amended in Book 9315, Page 795, Instrument Nos. 20000801-0075604 and 20060912-0112658; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. Storm Water Detention Agreement as set forth in instrument recorded in Book 6634, Page 506. Designation of SHN Partnership recorded in Book 8747, Page 536

This is improved property located at 2034 Graybar Lane Nashville TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of July, 2022.

Anne Christine Washburn

Anne Christine Washburn

STATE OF Tennessee
COUNTY OF Blount

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anne Christine Washburn, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~19th~~ 18th day of July, 2022.

Notary Public
My Commission ~~Expires~~: 7/26/2023

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY