WARRANTY DEED

Karen Johnson Davidson County
Batch# 912416 DEEDWARR
09/02/2022 01:51:39 PM 2 pgs
Fees: $13.00 Taxes: $2,072.00

20220902-0099388

JM-RA-22-814

DANA DEWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert B. Mitchell and Diana F. Mitchell	**NEW OWNER**	
(NAME)	(NAME)	**096-02-0A-008.00-CO**
814 Cedarstone Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONATHAN NABORS AND ANGELIA NABORS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT B. MITCHELL AND DIANA F. MITCHELL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 8, on the plan of The Bluffs of Cedarstone, a Horizontal Property Regime, filed as Exhibit B-2 to and established by the Master Deed of record in Master Deed of record in Instrument No. 20070625-0075380, as amended in Instrument No. 20070720-0086753, Instrument No. 20120905 0080134 and Instrument No. 20160208-0011939, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Jonathan Nabors and Angelia Nabors, husband and wife by Warranty Deed from Melissa S. Gregory, Successor Trustee of the Norma Jean Suiter Revocable Trust of record in Instrument No. 20200326-0032880 Register's Office for Davidson County, Tennessee, dated March 25, 2020 and recorded on March 26, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 547, Page (s) 111 and 112, Register's Office for Davidson County, Tennessee.
- Plan of record in Instrument No. 20060407-0040430, said Register's Office.
- Master Deed establishing a Horizontal Property Regime of The Bluffs of Cedarstone of record in Instrument Number 20070625-0075380, and amended in Instrument No. 20070720-086753, Instrument No. 20120905-0080134 and Instrument No. 20160208-0011939, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument No. 20060929-0121057, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easements in Book 5223, Page 479; Book 4872, Page 55; Book 4872, Page 49; Book 4797, Page 942; Book 9781, Page 299, Instrument No. 20060815-0100309, Instrument No. 20060407-0040205 and Instrument No. 20061122-0144864, Register's Office for Davidson County, Tennessee.
- Flowage Easement in Book 2274, Page 528, Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement in Book 3499, Page 531, Register's Office for Davidson County, Tennessee.
- A 20 foot Roadway Easement in Book 1558, Page 359, Register's Office for Davidson County, Tennessee.
- Water Main Easement in Book 9781, Page 303 and Book 9781, Page 307, Register's Office for Davidson County, Tennessee.
- Declaration of Reciprocal Easements in Instrument No. 20061006-0124722, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements of record in Instrument No. 20060406-0039502 and Instrument No. 20060815-0100303, Register's Office for Davidson County, Tennessee.
- All matters set out in document including but not limited to an easement of record in Book 5335, Page 135,

in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **814 Cedarstone Way, Nashville, Tennessee 37214**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 31st DAY OF AUGUST, 2022.

Jonathan Nabors

Angelia Nabors

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN NABORS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2022.

Notary Public
My Commission Expires: 12-1-2025
(SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires 12/1/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELIA NABORS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2022.

Notary Public
My Commission Expires: 12-1-2025
(SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires 12/1/2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212