WARRANTY DEED

Karen Johnson Davidson County
Batch# 966568 DEEDWARR
02/03/2023 08:23:19 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20230203-0007893

MELANIE DURARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-31-2026

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2023

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary Dillard and Thomas Cartwright	Same as new owner(s)	142-02-0-A-212.00 CO
(NAME)	(NAME)	
P.O. Box 218002		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-8002		
(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, WE, **James C. Wilson, Jr. and wife, Jenny L. Wilson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gary Dillard, a married man and Thomas Cartwright, a married man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 212 of The Arlington at Williamsburg Office Park Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 8023, Page 735, and as amended in Book 8166, Page 636, and in Book 10266, Page 702 and in Book 10398, Page 879, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed, as amended. Said Unit being also depicted on the site-plan attached as exhibit to said Master Deed, as amended. The easements, including, but not limited to, 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, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Arlington at Williamsburg Office Park Condominiums provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned site-plan attached as exhibit to said Master Deed, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

BEING the same property conveyed to James C. Wilson, Jr., and wife, Jenny L. Wilson, by Warranty Deed from Sawyer Brown Office Condos, LLC, a Tennessee limited liability company, dated March 27, 1997, of record in Book 10398, page 882, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Master Deed of record in Book 8023, page 735, amended in Book 8166, page 636; Book 10266, page 702; Book 10398, page 897; Instrument No. 20031003-0146673; Instrument No. 20041105-0133832; Instrument No.

20180215-0014837; Instrument No. 20190730-0075128 and Instrument No. 20211222-0169315; plat of record in Book 7900, page 131; Declaration of Covenants, Conditions and Restrictions of record in Book 7860, page 964 and as supplemented and amended in Instrument No. 20040528-0062845; Articles of Incorporation/Charter of record in Book 7988, page 952; Easement for water line of record in Book 7803, page 666; Agreement and Release of record in Book 10569, page 588 and Book 11438, page 868; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 8122 Sawyer Brown Rd., Suite 212, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 31st day of January, 2023.

James C. Wilson, Jr. by Jenny L. Wilson, his Attorney-in-Fact — Jenny L. Wilson

Attorney-in-Fact

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Jenny L. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for James C. Wilson, Jr., the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of James C. Wilson, Jr., the within named bargainor by the said Jenny L. Wilson as such Attorney-in-Fact.

WITNESS my hand and official seal at Franklin, Tennessee, this 31st day of January, 2023.

Notary Public
My Commission Expires: _____

MELANIE DURARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-31-2026

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, Jenny L. Wilson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 31st day of January, 2023.

Notary Public
My Commission Expires: _____

MELANIE DURARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-31-2026