Karen Johnson Davidson County
Batch # 1182534 DEEDWARR
09/17/2024 02:38:49 PM 2 pgs
Fees: $13.00 Taxes: $1,646.50
20240917-0072021

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748452** CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $445,000.00. Affiant Subscribed and sworn to before me, this 14th day of August, 2024. Notary Public My Commission Expires: 3/3/26

WARRANTY DEED

Address New Owner: Matthew G. Faulkner 701A Cleo Miller Drive Nashville TN 37206	Send Tax Bills To: ~~New Owner~~ a/c COMMUNITY MTG ADVISORS, LLC 12980 METCALF AVE, STE 100 OVERLAND PARK, KS 66213	Tax Information: Tax Parcel ID No. 083 05 0G 003.00

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, **William Thomas Cecil and Janell Rae Cecil, husband and wife and Lauren M. Cecil , unmarried, as joint tenants with rights of survivorship**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew G. Faulkner, a single man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 701 A 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, 20171212-0126735, 20180410-0033826 and 20220628-0074161, in the 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 William Thomas Cecil and Janell Rae Cecil, husband and wife and Lauren M. Cecil, unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Bailey & West Eastland, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180529-0051011, in the Register's Office of Davidson County, Tennessee, dated May 23, 2018 and recorded on May 29, 2018.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Edgefield Hospital, Inc., as recorded in Plat Book 7900, Page 194.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LIV East, Phase 1, as recorded in Instrument No. 20150917-0094668.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot 2, Liv East, Phase 1, as recorded in Instrument No. 20161011-0107251 and Instrument No. 20161130-0125781.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161012-0108019, as amended in Instrument Nos. 20161205-0127324, 20171212-0126735, 20180410-0033826 and 20220628-0074161.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Instrument No. 20150928-0098248.

Easement recorded in Instrument Nos. 20150707-0065711, 20170206-0012419 and 20171127-0120864.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20150622-0059578.

Ordinance recorded in Book 4522, Page 478.

This is improved property located at 701A Cleo Miller Drive Nashville TN 37206

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 14th day of August, 2024.

William Thomas Cecil By Ryan Dieck Attorney in fact
William Thomas Cecil
By: Ryan Dieck, Attorney in Fact

Janell Rae Cecil By Ryan Dieck Attorney-in-Fact
Janell Rae Cecil
By: Ryan Dieck, Attorney in Fact

Lauren M. Cecil By Ryan Dieck Attorney in fact
Lauren M Cecil
By: Ryan Dieck, 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, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for William Thomas Cecil, Janell Rae Cecil and Lauren M. Cecil and that he is authorized by William Thomas Cecil, Janeel Rae Cecil and Lauren M. Cecil to execute this instrument on their behalf.

WITNESS my hand, at office, this 14th day of August, 2024.

Notary Public

My Commission Expires: 3/9/2027

CARLIE VAN HUIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: MARCH 09, 2027