WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150096105 DEEDWARR
Recvd: 11/12/15 09:19 2 pgs
Fees:13.00 Taxes:281.20
20151112-0114747

B-KW-15-2929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Phoebe S. Rieniets	**New owner**	
(NAME)	(NAME)	**119-14-0A-018.00-CO**
4528 Wayland Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KATHERINE E. COWLEY, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PHOEBE S. RIENIETS AND JAMES H. RIENIETS, JR., WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit No. 18 on the site plan of Kingswood Condominiums, of record in Plat Book 5200, Page 520, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the master Deed as amended, establishing Kingswood Condominiums, of record in Master Deed 6058, Page 320, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Katherine W. Cowley, unmarried by Warranty deed from David P. Cain and wife, Sue B. Cain of record in Instrument No. 20070330-0038529 Register's Office for Davidson County, Tennessee, dated March 30, 2007 and recorded on March 30, 2007.

This conveyance is subject to:
- Taxes for the year 2015 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 4955, Page 25 and Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee.
- Restrictions as contained in Deeds of record in Book 909, Page 48: Book 919, Page 393; Book 928, Page 752 as amended in Book 1001, Page 539; Book 946, Page 252; Book 919, Page 628; Book 1579, Page 387 and Book 1581, Page 55, Register's Office for Davidson County, Tennessee.
- The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Kingswood of record in Book 6058, Page 320 and Book 5552, Page 732, Register's Office for Davidson County, Tennessee.
- Charter for Kingswood Homeowners Association of record in Book 6092, Page 579, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3645, Page 9; Book 3822, Page 25; Book 4259, Page 977 and Book 4260, Page 332, in the Register's Office for Davidson County, Tennessee.
- Easement to BellSouth Telecommunications of record in Book 11362, Page 523, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2929 Selena Drive #18, Nashville, Tennessee 37211-2525**.

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 5th DAY OF NOVEMBER, 2015.

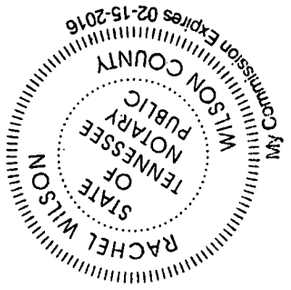
Katherine E. Cowley by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KATHERINE E. COWLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said KATHERINE E. COWLEY.

Witness my hand and official seal, this the 5th of November, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212