WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160055580 DEEDWARR
Recvd: 06/29/16 14:41 2 pgs
Fees: 13.00 Taxes: 1035.63

20160629-0066533

Y-VRES-16-2037-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/20/2018 (AFFIX SEAL)

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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)
Elizabeth Isaacs	First Bank	
(NAME)	(NAME)	**117-07-0-M02-10-0CO**
2037 Stokes Lane	318 Seaboard Lane, Suite 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215-1519	Franklin, TN 37067	
(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, **KALA DANIELE KIMES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH ISAACS, AN UNMARRIED WOMAN AND CHARLES ISAACS, A MARRIED MAN,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2037 of Fairsted Park Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Fairsted Park Condominiums of record in Instrument Number 20021121-0145225, amended in Instrument No. 20030328-0041138, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed; and being located upon Lot No. 2 on the Plan of Resubdivision of Woman's Club of Nashville of record in plat Book 6200, Page 383, together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Kala Daniele Kimes, unmarried by Warranty deed from Regg E. Swanson, married and Dora Evelyn Muntz, unmarried of record in Instrument No. 20070404-0040479 Register's Office for Davidson County, Tennessee, dated April 02, 2007 and recorded on April 04, 2007 and Notary Certificate of Correction recorded on February 20, 2008 in Instrument No. 20080220-0016740.

This conveyance is subject to:
- Taxes for the year 2016.
- Master Deed establishing a Horizontal Property Regime of Fairsted Park Condominiums of record in Instrument Number 20021121-0145225, as amended in Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3921, Page 507, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 9619, Page 112, 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: **2037 Stokes Lane, Nashville, Tennessee 37215-1519**.

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 22nd DAY OF JUNE, 2016.

Kala Daniele Kimes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KALA DANIELE KIMES, 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 22nd of June, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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