WARRANTY DEED

RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 12-6-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristyn H Burnett Wallace D Burnett	owner	104-08-0M-415.00
(NAME)	(NAME)	
1706 18th Avenue South, # 315		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20170031718 DEEDWARR
Recvd: 04/17/17 11:04 2 pgs
Fees: 13.00 Taxes: 2183.00
20170417-0036809

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **J. Kevin Nicewonder, as Trustee for J. Kevin Nicewonder Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kristyn H Burnett and Wallace D Burnett,*** 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:

* wife and husband

Land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 415, along with 2 parking spaces, of The Glen 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 The Glen Condominiums of record in Instrument No. 20070904-0105726, as amended in Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, Instrument No. 20081124-0115172, and Instrument No. 20090224-0016363, 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 B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to said Master Deed, as amended.

Being the same property conveyed to J. Kevin Nicewonder Trust, u/a/d 2/11/97 by Warranty Deed of record in Instrument No. 20130416-0037811, said Register's office.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1706 18th Avenue South, # 315, Nashville, TN 37212
(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 my/our hands this 12th day of April, 2017.

The J. Kevin Nicewonder Trust, u/a/d 2/11/97 and as amended in 2/11/1997

BY: _____
J. Kevin Nicewonder, Trustee

State of Virginia
County of Washington

Personally appeared before me J. Kevin Nicewonder, as Trustee for J. Kevin Nicewonder Trust, with whom I am personally acquainted, and who acknowledged that he, as such Trustee for J. Kevin Nicewonder Trust, executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of April, 2017.

_____
Notary Public HELEN ELLIOTT
My Commission Expires: ~~My Commission Expires December 31, 2017~~
Notary Registration #187017

File No.: 12018

