WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170037239 DEEDWARR
Recvd: 05/03/17 10:15 2 pgs
Fees:13.00 Taxes:758.50

20170503-0043434

STATE OF MN
COUNTY OF Ramsey

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-10-2020

(AFFIX SEAL)

KRISTEN RADCLIFFE NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nathanael G. Saylor	Same address	064 16 0E 054.00
(NAME)	(NAME)	
551 Griffin Circle	Us new owner	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 considerations, the receipt of which is hereby acknowledged, I, **Alison R. Kress, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Nathanael G. Saylor and Jennifer L. Saylor, husband and wife**, hereinafter called the GRANTEE (S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 54, in Building 15, The Townhomes of Truxton Village, a Horizontal Property Regime, filed as Exhibit "A-1" to and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200610250132473, as amended of record in Instrument 200611060137656, as amended of record in Instrument 200711050130490, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration of Covenants, Conditions and Restrictions, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Alison R. Kress, unmarried by Warranty Deed from Keith Allen Bradley, an unmarried man and Carolyn L. Bradley, an unmarried woman, dated 11/04/2014, recorded 11/10/2014, of record in Instrument No. 20141110-0103557, in the Register's Office for Davidson County, Tennessee.

Subject toTaxes for 2017 and subsequent years, a lien not yet due and payable; Covenants, conditions, easements and restrictions of record in Instrument No. 20061025-0132473, Amended and Restated Declaration of record in Instrument No. 20061106-0137656, Amendment to Declaration of record in Instrument No. 20071105-0130490, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Easement of record in Book 4910, Page 838, in the Register's Office for Davidson County, Tennessee. Easement Agreement of record in Book 7877, Page 328, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm

Drainage of record in Instrument No. 20001208-0121300, in the Register's Office for Davidson County, Tennessee. Easement contained in Stormwater Detention Agreement of record in Instrument No. 20051230-0156496, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument No. 20151130-0120249, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of record in Instrument No. 20061106-0137657, in the Register's Office for Davidson County, Tennessee. Charter of The Townhomes of Truxton Village Homeowners Association, Inc., of record in Instrument No. 20061026-0133179, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 551 Griffin Circle, Hermitage, TN 37076

(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 GRANTEE(S), their heirs and/or 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/or 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 hand this 28th day of April, 2017.

Alison R. Kress

Alison R. Kress

State of MN
County of Rice

Personally appeared before me Alison R. Kress, 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 seal this 28th day of April, 2017.

Notary Public
My Commission Expires: 01/31/2020

SOFIA PITSAVAS
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2020

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122