File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170056859 DEEDWARR
Recvd: 07/03/17 14:52 2 pgs
Fees:13.00 Taxes:976.80
20170703-0066954

W-RTE-17-3000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

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)
John S. Kinzey and Anne C. Richardson	**John S. Kinzey, Jr. and Anne C. Richardson**	
(NAME) **815 Pershing Drive, Apt 315**	(NAME) **815 Pershing Drive, Apt 315**	**104-02-4B-112.00-CO**
(ADDRESS) **Silver Spring, MD 20910**	(ADDRESS) **Silver Spring, MD 20910**	
(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, **SAMUEL GARNER AND ANABEL MCHUGH GARNER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN S. KINZEY, JR. AND ANNE C. RICHARDSON, HUSBAND AND WIFE,** 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 Condominium apartment in Davidson County, Tennessee, being Unit No. 112, together with parking space No. 3, of Bristol West End, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Instrument No. 20070503-0053312 amended in Instrument No. 20081016-0104201 and Instrument No. 20101130-0095113 and Instrument No. 20151228-0130187, Instrument No. 20170316-0025728, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Samuel Garner and Anabel McHugh Garner, a married couple by Warranty Deed from Bristol West End Ventures, Inc., a Tennessee Corporation of record in Instrument No. 20080422-0041149 Register's Office for Davidson County, Tennessee, dated April 18, 2008 and recorded on April 22, 2008.

This conveyance is subject to:

• This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, as shown as Exhibit "C" to the Master Deed in Instrument No. 20070503-0053312 amended in Instrument No. 20081016-0104201 and Instrument No. 20101130-0095113 and Instrument No. 20151228-0130187, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. All Matters shown on Instrument No. 20060801-0093560, said Register's Office. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL200-364, made applicable to Ordinance No. BL2000-476, Metropolitan Clerk's Office of Davidson County, Tennessee. The provisions of the condominium Master Deed of record in Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Restrictive Covenants of record in Instrument No. 20050105-0001970, said Register's Office.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3000 Vanderbilt Place Unit 112 , Nashville, Tennessee 37212**.

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 29th DAY OF JUNE, 2017.

Samuel Garner

Anabel McHugh Garner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL GARNER, 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 29th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

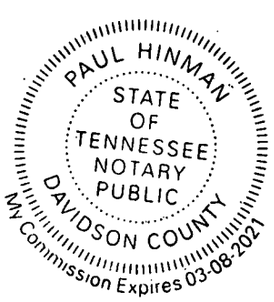


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANABEL MCHUGH GARNER, 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 29th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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