Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

12005

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170512015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $86,200.00.

Affiant

Subscribed and sworn to before me, this 7th day of July, 2017.

Notary Public
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

BILL GARRETT, Davidson County
Trans: T20170058577 DEEDWARR
Recvd: 07/10/17 11:03 2 pgs
Fees: 13.00 Taxes: 318.94

20170710-0068952

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Winford Cox 2929 SELENA DR #158 Nashville TN 37211-2525	~~New Owner~~ Churchill Mortgage 701 Old Hickory Blvd Ste. 400 Brentwood, TN 37027	Tax Parcel ID No. 119140A15800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Khoa Tran** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Winford Cox**, unmarried, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 158, Building K, on the plan of Kingswood Condominiums, of record in Plat Book 5200, Page 520, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Kingswood, a horizontal, property regime established by Master Deed of record in Book 6058, Page 320, said Register's Office.

Being the same property conveyed to Khoa Tran by Warranty Deed from Kennedy J. Marshall, unmarried, recorded on the 30th day of September, 2013 in Instrument No. 20130930-0102318, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SITE PLAN OF KINGSWOOD CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 520, corrected in Plat Book 5565, Page 424, in the Register's Office of Davidson County, Tennessee.

Charter of Kingswood Homeowner's Association, Inc. recorded in Book 6092, Page 579, Register's Office for said County.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing SITE PLAN OF KINGSWOOD CONDOMINIUMS of record in Book 5552, Page 732, in the Register's Office of Davidson County, Tennessee , as amended by

instrument(s) of record in Book 6058, Page 320, in the Register's Office of Davidson County, Tennessee; also subject to easements, rights and interests 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.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 909, Page 48, Book 919, Page 393, Book 928, Page 752, Book 1001, Page 539, Book 946, Page 252, Book 919, Page 628, Book 946, Page 252, Book 1579, Page 387, Book 1581, Page 55 and Book 1579, Page 387, in the Register's Office of Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3645, Page 9, in the Register's Office of Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3822, Page 25 and Book 4259, Page 977, in the Register's Office of Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4260, Page 332, in the Register's Office of Davidson County, Tennessee.

Lease Agreement as set forth in instrument recorded in Book 5585, Page 985 and Bill of Sale recorded in Book 5585, Page 989, in the Register's Office of Davidson County, Tennessee.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SITE PLAN OF KINGSWOOD CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 233, as corrected in Plat Book 5565, Page 424, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement to Bellsouth Telecommunications, recorded in Book 11362, Page 523, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 2929 SELENA DR #158 Nashville TN 37211-2525

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of July, 2017.

Khoa Tran
By: Josh Anderson, 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, Josh Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Khao Tran, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 7th day of July 2017.

Notary Public

J ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018