Bill Garrett Davidson County
Batch# 3068 DEEDWARR
09/21/2017 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $721.13
20170921-0097035

WARRANTY DEED

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
Laura B. Golub	NEW OWNER	095-05-0B-16
(NAME)	(NAME)	
2120 Lebanon Pike, 82		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, we, **Katherine Fischer Messinese, a married woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Laura B. Golub**, hereinafter called the GRANTEE(S), 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 Unit No. 82, of Phase 3, EASTHAVEN TOWNHOMES, a Planned Unit Development, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357 and further amended in Instrument No. 20040419-0043570 to establish Phase line for Phase 3, of record in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description and accurate location of said Unit.

Being the same property conveyed to Katherine M. Fischer, unmarried by Warranty Deed from R.J. York Homes, LLC, dated 09/17/2004, recorded 09/21/2004, of record in Instrument No. 20040921-0113628, in the Register's Office for Davidson County, Tennessee. Katherine M. Fischer having since married and is now known as Katherine Fischer Messinese.

Subject to: (1) Covenants, conditions, easements and restrictions recorded in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357 and Instrument No. 20040419-0043570, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (2) Easements of record in Book 1163, Page 638, Book 1207, Page 513, Instrument No. 20010629-0068908, in the Register's Office for Davidson County, Tennessee; (3) Deed of Easement of record in Instrument No. 20031007-0147962, in the Register's Office for Davidson County, Tennessee; (4) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Water Mains and Appurtenance of record in Instrument No. 20040319-0031672, in the Register's Office for Davidson County, Tennessee; (5) Quitclaim Deeds to the Homeowners Association of record in Instrument No. 20020709-0082358 and re-recorded in Instrument No. 20020710-0083021, in the Register's Office for Davidson County, Tennessee; (6) Charter of Easthaven Townhome Owners Association, Inc., of record in Instrument No. 20010806-0083542, in the Register's Office for Davidson County, Tennessee; and (7) Articles of Amendment to the Charter of record in Instrument No. 20020709-0082356, 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 2120 Lebanon Pike, 82, Nashville, TN 37210
(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), 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), 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 19th day of September, 2017.

Katherine Fischer Messinese

Katherine Fischer Messinese

State of Tennessee
County of Wilson

Personally appeared before me Katherine Fischer Messinese, 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 19th day of September, 2017.

Tracey Trumphour

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5.17.21

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

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal