WARRANTY DEED

Bill Garrett Davidson County
Batch# 4867 DEEDWARR
09/26/2017 10:27:41 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20170926-0098359

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$180,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/5/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason R Lee	FirstBank	052130B09700C
(NAME)	(NAME)	
2337 Benay Road	318 Seaboard Ln., Ste. 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	
(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, **Karen Anne Franceschini, an unmarried person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jason R Lee, unmarried**, hereinafter called the GRANTEE(S), his 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 Lot No. 135, on the First Revision, Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section I, of record in Book 9700, Page 283, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen Anne Franceschini, an unmarried person by Warranty Deed dated September 26, 2016, from Misty Glasgow, of record in Instrument 20160930-0103276, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat at Book 9700, Page 234, and revised Book 9700, Page 283; (2) Restrictions of record in Book 10630, Page 501; (3) Master Deed of record in Book 7566, Page 571; (4) Said Master Deed was amended of record in Instrument 200409150111299; (5) Easement of record in Book 186, Page 558; (6) Flowage Easement of record in Book 2200, Page 119; (7) Easement of record in Book 3961, Page 681; (8) Easement Agreement Easement of record in Book 7296, Page 484; (9) Articles of Incorporation of record in Book 8069, Page 158; (10) Resolution of record in Instrument 200409150111301, said Register's Office.

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 2337 Benay Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-39723
SMG TN Warranty Deed

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), his 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), his 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 22nd day of September, 2017.

Karen Anne Franceschini

State of Tennessee
County of Williamson

Personally appeared before me Karen Anne Franceschini, 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 22nd day of September, 2017.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129