# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07.06.2020

Bill Garrett Davidson County
Batch# 4937 DEEDWARR
09/26/2017 12:07:03 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20170926-0098458

**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) |
|---|---|---|
| **Wesnoth Partners** | **New Owner** | |
| (NAME) | (NAME) | |
| **P.O. Box 101325** | | **119-14-A-10.00CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37224** | | |
| (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, **PAMELA SUZAN CHAMBERS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WESNOTH PARTNERS,** 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 certain condominium located in Davidson County, Tennessee, being Unit No. 10, Building "A" of Kingswood Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Kingswood Condominiums of record in Book 6058, Page 320, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on the Site Plan of record in Plat Book 5200, Page 520, in said Register's Office; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Master Deed.

Being the same property conveyed to Pamela Suzan Chambers, a single woman, by Warranty Deed from Amy E. Sauls and husband, Davide Fergnani, recorded June 18, 2014 in Instrument No. 20140618-0052971, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 5200, Page 520;
- Master Deed of record in 5552, Page 732 and Book 6058, Page 320;
- HOA Charter of record in Book 6092, Page 579;
- Restrictions of record in Book 909, Page 48, Book 919, Page 393, Book 928, Page 752, Book 1001, Page 539, Book 946, Page 252, Book 1579, Page 387 and Book 1581, Page 55;
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3645, Page 9, Book 3822, Page 25, Book 4259, Page 977 and Book 4260, Page 332;
- Easement to Bell South of record in Book 11362, Page 523, Register's Office for Davidson County, Tennessee; and

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

This is **improved** property known as: **2929 Selena Drive, #A-10, Nashville, Tennessee 37211**.

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 22nd DAY OF SEPTEMBER, 2017.

Pamela Suzan Chambers

Pamela Suzan Chambers

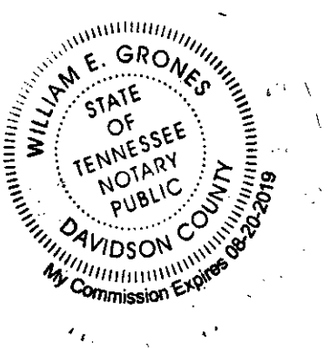
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA SUZAN CHAMBERS, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of September, 2017.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212