WARRANTY DEED

Bill Garrett Davidson County
Batch# 9276 DEEDWARR
10/06/2017 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,515.15
20171006-0102864

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 7.17.24
(AFFIX SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Douglas M. Wrenn and Denise L. Almond	Douglas M. Wrenn and Denise L. Almond	083 13 0A 202.00
(NAME)	(NAME)	
1117 Fatherland St., Unit 202	3723 Woodland Cir	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Falls Church, VA 22041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Nine Thousand Five Hundred And No/100 Dollars ($409,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Elizabeth M. Peace, an unmarried woman, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Douglas M. Wrenn and Denise L. Almond**, hereinafter called the Grantees, their heirs and 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 202, on the Plan of Fatherland Court at Martin Corner, as shown on Exhibit A-2 to the Declaration of Covenants, Conditions and Restrictions and By-Laws establishing a Planned Unit Development of record in Instrument Number 20050628-0074027, as amended in Instrument Number 20051006-0120764, Register's Office for Davidson County, Tennessee, with a street address of 1117 Fatherland Street, Unit 202, Nashville, TN 37206.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the 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 buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions, Restrictions and By-Laws establishing a Horizontal Property Regime of

File Number: GRN-176132FC

FATHERLAND COURT AT MARTIN CORNER, of record in Instrument No. 20050628-0074027 and amended in Instrument No. 20051006-0120764, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Philip C. Lienert and Lindsey P. Lienert, husband and wife by Warranty Deed from John M. Lancaster, Jr., and wife, Johanna Pagels Lancaster dated May 22, 2013 and recorded May 24, 2013 as Instrument No. 20130524-0052727, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Elizabeth M. Peace, unmarried by Warranty Deed from Philip C. Lienert and Lindsey P. Lienert, husband and wife dated August 11, 2016 and recorded September 15, 2016 as Instrument No. 20160915-0097155, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1117 Fatherland St., Unit 202, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this 2 day of Oct, 2017

Elizabeth M. Peace

Elizabeth M. Peace

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STATE OF ~~TENNESSEE~~ KENTUCKY

COUNTY OF FAYETTE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Elizabeth M. Peace, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of October, 2017.

Notary Public

My Commission Expires: 6/24/18

(SEAL)

Brent J. Eisele
Notary Public
State At Large, Kentucky
Comm. #513721
My Commission Expires June 24, 2018

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True Copy Certification

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019