Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $149,900.00

Jennifer Kardell
Affiant

Subscribed and sworn to before me, this 27th day of November 2017.

Notary Public RWalters
My commission expires: 8.17.19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

Bill Garrett
Batch# 31547
11/29/2017 03:45:05 PM
Fees: $13.00 Taxes: $554.63

Davidson County
DEEDWARR
2 pgs

20171129-0121960

Address of New Owner:	Send Tax Bills to:	Tax Information
Kayci Lee Springfield	New Owner	104 0200A 01.0
201 Acklen Park Drive, Apartment 1		
Nashville TN 37203		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Paul Ross, unmarried, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Kayci Lee Springfield, a single woman, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No 1 of Acklen Park Condominiums, a horizontal property regime pursuant to Tennessee Horizontal Property Act as shown on the Plan of record in Book 5200 Page 503 and shown as Exhibit "I" to the Master Deed of record in Book 6045 Page 173 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description together with the said appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Paul A. Ross by deed from Tianxiang Tu and Yanhua Xiong of record in Instrument No. 20140829-0079284 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Acklen Condominiums of record in Book 520 Page 503 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book in Book 6045 Page 173 and amended in Book 7011 Page 177;

Book 11237 Page 290 and Instrument No. 200305150066201, Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Acklen Park Condominiums 4) Charter for Acklen Park Condominium Assn of record in Instrument No. 200305020058623

This property is improved property known as 201 Acklen Park Drive, Apartment 1, Nashville, Tennessee 37203

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27 day of November, 2017.

Paul Ross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Ross, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of November, 2017.

Notary Public

My Commission expires: 12/15/19
FILE NO: 10317

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY