Bill Garrett Davidson County
Batch# 107494 DEEDWARR
06/22/2018 12:16:26 PM 2 pgs
Fees: $13.00 Taxes: $735.93
20180622-0060443

Return to:
McCann & Hubbard
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

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~~Brentwood, TN 37027~~
~~615-377-3319~~

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JANUARY 30, 2022

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $198,900.00

Affiant

Subscribed and sworn to before me, this 14th day of June, 2018.

Notary Public

My commission expires: 1-30-22

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marnell Jameson Carey **Douglas Gilbert Carey**	**New Owner**	**Map/Parcel 104-10-0-N-025.00CO**
1077 N. Pennsylvania Ave.		
Winter Park, FL 32789-2410		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christopher R. Reynolds and Mary E. Reynolds, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marnell Jameson Carey and Douglas Gilbert Carey, as tenants in common

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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. H-1 of Westchester Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed, of record in Instrument No. 20070607-0068596, corrected in Instrument No. 20071009-0120320, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for a more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Christopher R. Reynolds and wife, Mary E. Reynolds, by Warranty Deed, from Jamie M. Lawrence and husband, Charles A. Lawrence, dated July 25, 2014, of record in Instrument No. 20140728-0066975, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
All matters of record in Plat Book 421, Page 16, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20070614-0071268, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Instrument No. 20070607-0068596, corrected in Instrument No. 20071009-0120320 , Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2831 Hillside Drive, Unit H1, Nashville, TN 37212.

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 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 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 my/our hand(s) this 14th day of June, 2018.

X _____
Christopher R. Reynolds

X _____
Mary E. Reynolds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Christopher R. Reynolds and Mary E. Reynolds, husband and wife, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2018.

_____
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11-23-20

File #: **180212SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027