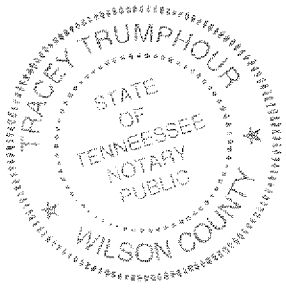
Bill Garrett Davidson County
Batch# 107756 DEEDWARR
06/25/2018 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $203.50
20180625-0060829

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kyle Jarrett	Kyle Jarrett	136030A12900CO
(NAME)	(NAME)	
1808 Ashmore Court	1808 Ashmore Court	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(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, **Martha Ann Watson** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kyle Jarrett and Brittney Jarrett, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/ or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in 2nd Civil District of Davidson County, Tennessee, A Certain Condominium apartment in Davidson County, Tennessee, being Townhouse No. 45 Building No. 17 in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, Page 88 and as established by Master Deed of record in Book 4651, Page 412 and Amendments of record in Book 4979, Page 939, Book 8115, Page 838, Book 9089, Page 765 and in Instrument No. 20050817-0097909, Register's Office for Davidson County, Tennessee, to which reference is here made.

Being the same property conveyed to Martha Ann Watson by Warranty Deed from Robert F. Forster, unmarried, dated 02/13/1995, recorded 02/14/1995 of record in Book 9595, Page 114, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018 and subsequent years, a lien not yet due and payable; All matters shown on the Condominium plat of Condominium Townhouses, Priest Lake Park record in Plat Book 4460, Page 88, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 4651, Page 412, Amendment to Master Deed of record in Book 4979, Page 939, Exhibit IV to Master Deed of record in Book 5189, Page 671, Exhibit III to Master Deed By-Laws of record in Book 5083, Page 417, Second Amended and Restated Bylaws of record in Book 8115, Page 838, Clarification of Master Deed of record in Book 4943, Page 692, in the Register's Office for Davidson County, Tennessee; Charter and Articles of Incorporation of record in Book 4944, Page 115, in the Register's Office for Davidson County, Tennessee; Amended and Restated Rules & Regulations of record in Book 7679, Page 173, Amendment No. 1 to the Rules and Regulations of record in Book 8115, Page 849, in the Register's Office for Davidson County, Tennessee; Amendment No.1 to Amended and Restated Bylaws of record in Book 9089, Page 765, in the Register's Office for Davidson County, Tennessee; Addition to PLPC Rules & Regulations of record in Instrument No. 20161205-0127268, in the Register's Office for Davidson County, Tennessee; Amended and Restated Rules and Regulations of record in Book 9089, Page 757, of record in Book 9507, Page 606, of record

in Book 9927, Page 75, of record in Instrument No. 20011025-0116633, of record in Instrument No. 20050621-0071262, of record in Instrument No. 20060228-0022872 and of record in Instrument No. 20150709-0066742, in the Register's Office for Davidson County, Tennessee; Reinstated Homeowner Repair Responsibility List of record in Instrument No. 20060228-0022873, in the Register's Office for Davidson County, Tennessee; Amendment No. 2 to Amended and Reinstated Bylaws of record in Instrument No. 20050817-0097909, in the Register's Office for Davidson County, Tennessee; Boundary Plat of record in Book 4460, Page 79, in the Register's Office for Davidson County, Tennessee.

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 3880 Priest Lake Dr., 45p, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/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), their 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 15th day of June, 2018.

Martha Ann Watson

State of Tennessee
County of Wilson

Personally appeared before me Martha Ann Watson, 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 15th day of June, 2018.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/9/19

