THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180616685**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $127,500.00. Affiant Subscribed and sworn to before me, this 17th day of July, 2018. Notary Public My Commission Expires:

Bill Garrett Davidson County
Batch# 119461 **DEEDWARR**
07/24/2018 08:18:37 AM 2 pgs
Fees: $13.00 Taxes: $471.75

20180724-0071813

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael D Betz 9525 Elmbrooke Blvd. Brentwood, TN 37027	New Owner	Tax Parcel ID No. 136-03-0B-018.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shereen L. Ankuda, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael D Betz, married** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee being Townhouse No. 63,Building No. 28 and the garage therewith I a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, Page 131 and Book 4675, Page 145, Register's Office for Davison County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Shereen L. Ankuda, unmarried by Warranty deed from Brett Sandberg and Troy Stepp, Jr., both unmarried of record in Instrument No. 20140630-0056994 Register's Office for Davidson County, Tennessee, dated June 27, 2014 and recorded on June 30, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4675, Page 131 and Book 4675, Page 145, Register's Office for Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Priest Lake Park Condominium Townhouses of record in Book 4651,

Page 412, Book 5189, Page 671, Book 4943, Page 962, Book 4979, Page 939, Book 4651, Page 420, Book 9089, Page 757, Instrument No. 20011025-016633 and Instrument No. 20050817-0097909, Register's Office for Davidson County, Tennessee.
By-Laws of Priest Lake Condominium Townhomes of record in Book 5083, Page 417; Amendment to amended and restated Bylaws of record in Book 9089, Page 765 and Book 8115, Page 838, in the Register's Office for Davidson County, Tennessee.
Priest Lake Condominiums Townhomes Rules and Regulations of record in Book 7679, Page 173; Book 8115, Page 849; Book 9507, Page 606 and Book 9927, Page 75, in the Register's Office for Davidson County, Tennessee.
Addition to PLPC Rules & Regulations recorded December 05, 2016 of record in Instrument Number 20161205-0127268, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3880 Priest Lake Drive Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of July, 2018.

Shereen L Ankuda _____
Shereen L. Ankuda

STATE OF OHIO)
COUNTY OF Lake)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shereen L. Ankuda, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2018.

George B.P. Haskell
Notary Public
My Commission Expires: _____

GEORGE B.P. HASKELL, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 R.C.

