WARRANTY DEED

Bill Garrett Davidson County
Batch# 131779 DEEDWARR
08/21/2018 03:18:26 PM 2 pgs
Fees: $13.00 Taxes: $440.30

20180821-0082957

A-CB-18-2929-E81

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brent D. Showalter	**New Owner**	
(NAME)	(NAME)	**119-14-0A-081.00-CO**
875 Parkview St		
(ADDRESS)	(ADDRESS)	
Ashboro, NC 27203		
(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 consideration, the receipt of which is hereby acknowledged, **STEPHEN FORCE, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRENT D. SHOWALTER, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit No. 81 on the Plan of Kingswood Condominiums of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums of record in Book 6038, Page 320, said Register's Office

Being the same property conveyed to Stephen Force, an unmarried man by Warranty deed from Gregory Pierce and wife, Maria Isabel Puc Martin of record in Instrument No. 20170814-0083100 Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on August 14, 2017.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6058, Page 320, Register's Office for Davidson County, Tennessee.
- Restrictive covenants contained in deed from Airdrie Land Company to Alfred I. Roehm, dated July 18, 1932, filed July 25, 1932 of record in Book 909, Page 48, in the Register's Office for Davidson County, Tennessee.
- Restrictive covenants contained in deed from Airdrie Land Company to Alfred I. Roehm and wife, dated April 9, 1934, filed April 26, 1934 of record in Book 919, Page 398, in the Register's Office for Davidson County, Tennessee.
- Restrictive covenants contained in deed from Airdrie Land Company to Nashville Trust Company dated March 5, 1934, filed March 29, 1934 of record in Book 928, Page 752, as amended by instrument dated February 17, 1937, filed February 24, 1937 of record in Book 1001, Page 539, in the Register's Office for Davidson County, Tennessee.
- Restrictive covenants contained in deed from Nashville Trust Company to F. T. Read and wife, dated September 5, 1934, filed September 8, 1934 of record in Book 946, Page 252, in the Register's Office for Davidson County, Tennessee.
- Restrictive covenants contained in deed from Nashville Trust Company to W.B. Richards, dated September 4, 1934, filed September 11, 1934 of record in Book 919, Page 628, which are the same as in Book 946, Page 252, in the Register's Office for Davidson County, Tennessee.
- Restrictive covenants contained in deed from Alfred I. Roehm and wife, to Arthur Crownover, Jr., dated March 26, 1948, filed April 7, 1948 of record in Book 1579, Page 387, in the Register's Office for Davidson County, Tennessee.
- Restrictive covenants contained in deed from Arthur Crownover, Jr., and wife, to Alfred I. Roehm and wife, dated March 26, 1948, filed April 12, 1948 of record in Book 1581, Page 55, which are the same as in Book 1579, Page 387, in the Register's Office for Davidson County, Tennessee.

- The Plan of record in Book 5200, Page 233, said Register's Office, as corrected by Surveyor's Certificate of Correction, of record in Book 5565, Page 424, said Register's Office, shown an Owner's Certificate, certain public utility and sewer easements, to which plat reference is here made for the location and dimensions.
- Easements for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Nashville Boy's Club, Inc., across premises of record in Book 3645, Page 9; Book 3822, Page 25; Book 4259, Page 977; and Book 4260, Page 332, in the Register's Office for Davidson County, Tennessee.
- Lease Agreement dated April 24, 1979, by and between Solon Automated Service and Kingswood Kastle Apartment of record in Book 5585, Page 985 and Bill of Sale of record in Book 5585, Page 989, in the Register's Office for Davidson County, Tennessee.
- Subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws of record in Book 6058, Page (s) 322 and 359, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 11362, Page 523, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2929 Selena Dr. #E81, Nashville, Tennessee 37211**.

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; 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 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 the 17 DAY OF AUGUST, 2018.

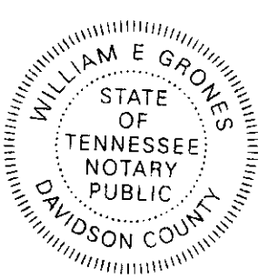
Stephen Force

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of August, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212