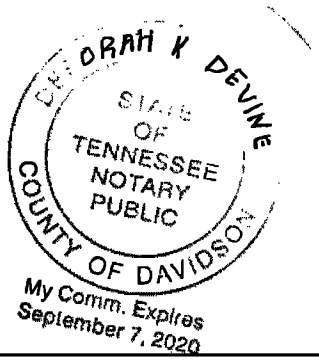
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September .

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rachel Joy Gingerich	SWBC Mortgage	108 08 0A 004.00
(NAME) 3161 Trails End Lane	(NAME) 9311 San Pedro #100	
(ADDRESS) Nashville, TN 37214	(ADDRESS) San Antonio, TX 78216	
(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, we Jessica L. McAlister nka Jessica L. Brice and Joseph Brice, wife and husband, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Rachel Joy Gingerich , unmarried woman, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 4, Lot No. 2, in a Horizontal Property Regime as shown on the Condominium Site Plan, Section 1, Phase 1, Quail Valley, of record in Plat Book 5200, Page 394 and as established by Master Deed of record in Book 5851, Page 779, amendments of record in Book 5884, Page 534 and Book 6081, Page 130, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jessica L. McAlister, unmarried by Warranty Deed from Gilbert Smith, unmarried, dated 06/21/2013 recorded 07/01/2013, of record in Instrument No. 20130701-0067571, in the Register's Office for Davidson County, Tennessee. Joseph Brice joins in to convey any marital interest he may have in said property.

Subject to all matters shown on the plat of record in Plat Book 5200, Page 394; Covenants, conditions, restrictions and easements, if any, of record in Book 5851, Page 779, Amendment of record in Book 5884, Page 534, Book 6081, Page 130, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Restrictions of record in Book 5753, Page 562 and re-recorded in Book 6003, Page 212, Amendment of record in Book 5955, Page 703; Warranty Deed of record in Book 5854, Page 939 and Articles of Amendment to the Charter of Quail Valley Homeowners Association, Inc., of record in Book 6371, Page 105 and Book 7872, Page 35, all of record in the Register's Office for Davidson County, Tennessee.

Karen Y Johnson Davidson County
Batch# 144450 DEEDWARR
09/24/2018 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20180924-0094410

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 ☒ 3161 Trails End Lane, Nashville, TN 37214

(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), his/her/their 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), his/her/their 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 hands this 18th (TP) day of September, 2018.

By: _____
Jessica L. Brice

By: _____
Joseph Brice

State of Tennessee
County of ~~Davidson~~ Wilson (TP)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessica L. Brice and Joseph Brice the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of September, 2018.

_____
Notary Public:
My Commission Expires: 5/17/2021

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

