WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2018.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 07/06/20
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Karen Y Johnson Davidson County
Batch# 158697 DEEDWARR
11/13/2018 03:13:29 PM 2 pgs
Fees: $13.00 Taxes: $610.50

20181113-0111881

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 18-CD-638

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lakiesha N. Payne	Lakiesha N. Payne	109 05 0 B 303.00 CO
(NAME) 3535 Bell Road #303	(NAME) 3535 Bell Road #303	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Sixty-Five Thousand And No/100 Dollars ($165,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KRISTIN C CARPENTER FORMERLY KNOWN AS KRISTIN L. CHEEK, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAKIESHA N. PAYNE, A SINGLE WOMAN, 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:

Certain property in Davidson County, Tennessee, described as Unit No. 303 of Williams Bend Townhomes, a Horizontal Property Regime with private elements, located in Nashville, Tennessee, together with Easements as shown on the plat attached as Exhibit C, to the Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, recorded in Instrument No. 20021216-0154761, said Register's Office, and described in a Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20021216-0154761, as amended in Instrument No. 20030529-0072377 and Instrument No. 20030930-0144058, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Williams Bend Townhomes, contained in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20021216-0154761, as amended in Instrument No. 20030529-0072377 and Instrument No. 20030930-0144058, said

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-KL-18-3535303

herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Kristin L. Cheek, unmarried, by Warranty Deed, from Allison Nicole Smith, unmarried, dated May 29, 2009, recorded June 3, 2009, of record in Instrument No. 20090603-0050892, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3535 Bell Road, Unit No. 303, Nashville, TN 37214
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 8th day of November, 2018.

Kristin C Carpenter
Kristin C Carpenter

Jason Carpenter
Jason Carpenter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of November, 2018, before me personally appeared Kristin C Carpenter and Jason Carptenter to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 8th day of November, 2018.

Commission Expires: _____

Gail Hudson
Notary Public

