Karen Y Johnson Davidson County
Batch# 167531 DEEDWARR
11/27/2018 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $588.30
20181127-0115693

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Maria T. Edwards
3880 Priest Lake Drive
Nashville, TN 37217
SEND TAX BILLS TO: SWBC Mtg. Corp
9311 San Pedro #100
San Antonio, TX 78216

WARRANTY DEED

(Map 136-03-0B, Parcel 004.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **WENDY REEVES, a single woman**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **MARIA T. EDWARDS, a single woman**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. 49, in a Horizontal Property Regime as shown on the condominium site plan of Phase 2, Condominium Townhouses, on the Plan of Priest Lake Park, as established by Master Deed of record in Book 4651, page 412; Book 4943, page 692; Book 4979, page 939; Book 5083, page 417, Book 5189, page 671; Book 8115, page 838; Book 9089, page 765 and Instrument No. 20050817-0097909, as shown on the plan of record in Plat Book 4675, page 145, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Wendy Reeves, a single woman, by Warranty Deed from Harlan Bowman and wife, Janice Bowman, dated April 28, 2017, of record in Instrument No. 20170502-0042935, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 4675, page 145; to Covenants, conditions, easements and restrictions of record in Book 4651, page 412; Book 4943, page 692; Book 4979, page 939; Book 5083, page 417; Book 5189, page 671; Book 8115, page 838; Book 9089, page 765 and Instrument No. 20050817-0097909; to Clarification of Master Deed of record in Book 4943, page 692; to Homeowners Association By-Laws of record in Book 8115, page 838; Book 9089, page 765; Instrument No. 20050817-0097909; to Exhibit III to Master Deed of Priest Lake Park Condominiums Townhouse Priest Lake Park Condominiums, Inc. of record in Record Book 5083, page 417; to Exhibit IV to Master Deed of Priest Lake Park Condominiums Townhouse Priest Lake Park Condominiums, Inc. of record in Book 5189, page 671; to Amended and Restated Rules and Regulations of record in Book 7679, page 173; Book 8115, page 849; to Priest Lake Park Condominiums, Inc., Amended and Restated Rules and Regulations of record in Book 9089, page 757, Book 9507, page 606, Book 9927, page 75, Instrument No. 20011025-0116633, Instrument No. 20050621-0071262, Instrument No. 20060228-0022872 and Instrument No. 20150709-0066742; to Reinstated Homeowner Repair Responsibility List of record in Instrument No. 20060228-0022873; to Addition to PLPC Rules & Regulations of record in Instrument No. 20161205-0127268; to Charter of Articles of Incorporation of Priest Lake Park Condominiums, Inc., of record in Book 4944, page 115, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 3880 Priest Lake Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns, forever.

Grantor covenant with the said Grantee that Grantor are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenant and bind Grantor, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 20th day of November, 2018.

Wendy Reeves
WENDY REEVES

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wendy Reeves, the bargainor, 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 the purposes therein contained.

Witness my hand and official seal, this the 20th day of November, 2018.

Notary Public

My Commission Expires: 9-26-19

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

(SEAL)

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $159,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20th day of November, 2018.

Notary Public

My commission Expires: 1/25/22

KIM L BENNETT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No. 20180894

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

