WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 177458 **DEEDWARR**
12/26/2018 09:22:11 AM 2 pgs
Fees: $13.00 Taxes: $765.90

20181226-0124861

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nikolas Vierkant	New Owner	160-14-0B-076.00-CO
(NAME)	(NAME)	
5776 Brentwood Trace		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, KOURTNEY F. PRICE, F/K/A KOURTNEY M. FARGASON, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO NIKOLAS VIERKANT, A SINGLE MAN, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND 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 No. 5776, on the Horizontal Property Regime for Brentwood Trace, as recorded in the Master Deed of record in Book 5524, page 415, amended in Book 5545, page 510 and as shown on plat of record in Plat Book 5200, page 261, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to KOURTNEY M. FARGASON, by deed from ALLISON J. DYE, of record in Instrument No. 20110207-0010860, dated January 31, 2011, said Register's Office.

Matthew A. Price, husband of Kourtney F. Price, f/k/a Kourtney M. Fargason, joins in the execution of this instrument to convey his marital interest in the subject property.

This conveyance is subject to: 2018 property taxes which are a lien due and payable, but not yet delinquent; all matters as shown on the Horizontal Property Regime for Brentwood Trace, as recorded in the Master Deed of record in Book 5524, page 415, amended in Book 5545, page 510 and as shown on plat of record in Plat Book 5200, page 261, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5776 Brentwood Trace, Brentwood, TN 37027

(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 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.

Witness our hands this 20th day of December, 2018.

Kourtney F. Price, f/k/a Kourtney M. Fargason

Matthew A. Price

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kourtney F. Price, f/k/a Kourtney M. Fargason and Matthew A. Price, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 20th day of December, 2018.

Notary Public

My Commission Expires: 1/3/22

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY