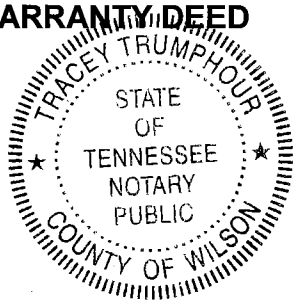
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(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
Alexis A. Cottle	Alexis A. Cottle	109 05 0B 805.00
(NAME) 3535 Bell Road, Unit 805	(NAME) 3535 Bell Road, Unit 805	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(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, I/we **Michelle Buria, a married woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Alexis A. Cottle, an 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 No. 805 in the Williams Bend Townhomes, a Private Element Horizontal Property Regime, located on Bell Road: Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021216-0154761, First Supplementary of record in Instrument No. 20030529-0072377, and Second Supplementary of record in Instrument No. 20030930-0144058, Registers Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Williams Bend Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20021216-0154761, and By-Laws appended thereto, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Michelle Buria, a married woman by Warranty Deed from Kelly N. Jernigan, a single woman, dated July 14, 2017 and recorded July 19, 2017 of record in Instrument No. 20170719-0072653; and also being the same property conveyed to Kelly N. Jernigan, a single woman by Warranty Deed from Scott J. Nalley, a married man, dated April 8th, 2011 and recorded April 19th, 2011 of record in Instrument Number 20110419-0029936, Registers Office for Davidson County, Tennessee.

This property has never been the marital residence of the Grantor or her spouse.

This conveyance is subject to the following: Taxes for the year 2018, prorated; Taxes for 2019 and subsequent years, a lien not yet due and payable; Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20021216-0154761, First Supplementary of record in Instrument No. 20030529-0072377, and

Karen Y Johnson Davidson County
Batch# 179252 DEEDWARR
12/31/2018 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $625.30
20181231-0126525

20181231012652S

Second Supplementary of record in Instrument No. 20030930-0144058, Registers Office for Davidson County, Tennessee; Grant of Easement recorded in Instrument No. 20130517-0050031 in the Register's Office of Davidson County, Tennessee.

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 ☒ 3535 Bell Road, Unit 805, 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.

Effective the 20th day of December, 2018.

Michelle Buria

Michelle Buria

State of Minnesota
County of St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle Buria, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of December, 2018.

Notary Public:
My Commission Expires: 01/31/2020

AKELA DANAE LLOYD
Notary Public-Minnesota
My Commission Expires Jan 31, 2020

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

201812310126525

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County