Karen Johnson Davidson County
Batch# 186618 DEEDWARR
01/22/2019 11:05:17 AM 3 pgs
Fees: $18.00 Taxes: $400.52

20190122-0005951

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $108,250.00.

Amanda Bivens
Affiant

Sworn to and subscribed before me this 18th day of January, 2019.

Notary Public
My Commission Expires: 11/17/20

CHRISTINE N. MARON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
BKR Properties, LLC	404 Mercomatic Drive, Unit 106	Owner	
1116 Sparta Road			**102-04-0A-106.00-CO**
Nashville, TN 37205	Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Stephen G. Samples and wife, Joyce R. Samples,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **BKR Properties, LLC,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 106 of Magnolia Trace (Previously Hillwood Place Townhomes), a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Magnolia Trace (previously Hillwood Place Townhomes) of record in Instrument Number 20040130-0011736, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit 20040130-0011736 to

said Master Deed.
Being the same property conveyed to Stephen G. Samples and wife, Joyce R. Samples by Warranty deed from Brian Keating-Rendon, unmarried of record in Instrument No. 20090427-0037928 Register's Office for Davidson County, Tennessee, dated April 23, 2009 and recorded on April 27, 2009.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2019, a lien not yet due and payable.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hillwood Place Townhomes of record in Instrument Number 20040130-0011736, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Instrument Number 20091229-0117965, in the Register's Office for Davidson County, Tennessee.
Subject to matters shown on plan of record in Plat Book 57, Page 97, Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20051005-0120095, Register's Office for Davidson County, Tennessee.
Sanitary sewer and/or storm drainage, water main and appurtenances of record in Instrument No. 20051117-0139053, Register's Office for Davidson County, Tennessee.
Conveyances to Metro of record in Book 4010, Page 46 and Book 4016, page 876, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 2591, Page 274, Register's Office for Davidson County, Tennessee.
Easement to Tennessee Electric Power Company of record in Book 787, Page 10, Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and

defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 18th day of January, 2019.

Stephen G. Samples

Joyce R. Samples

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Stephen G. Samples and wife, Joyce R. Samples,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 18th day of January, 2019.

NOTARY PUBLIC
My Commission Expires: 11/17/20

