Box 14

31515-5

WARRANTY DEED

Karen Johnson Davidson County
Batch# 188067 DEEDWARR
01/25/2019 09:38:36 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20190125-0007267

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$120,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of January, 2019.

Notary Public

My commission expires: 11/8/21
(AFFIX SEAL)

ANDREW THOMAS WOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Shriley Ann Vas and Piedade Zinnia Vas	**Quicken Loans Inc.**	**119-14-0-A-067-00.co**
2929 Selena Drive #D-67	**PO Box 6577**	
Nashville, TN 37211	**Carol Stream, IL 60197**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Susan Barr, as surviving tenant by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shirley Ann Vas, 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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 67, Building D, as specified on the Plan of Kingswood Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Kingswood Condominiums, of record in Book 5552, Page 732, and amended in Book 6058, Page 320, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws of record in Book 5552, Page 774, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Kingswood Condominiums, for placement of Units, of record in Book 5200, Page 520, and Surveyor's Certificate of Correction of record in Book 5565, Page 424, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Susan C. Barr and Phillip A. Barr, wife and husband, by Warranty Deed from Marguerite M. Martin, unmarried, of record in Instrument No. 20050630-0075179, Register's Office for Davidson County, Tennessee. Phillip A. Barr died June 27, 2008 vesting said property into Susan C. Barr, as surviving tenant by the entirety.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record in Book 5200, Page 520 and Surveyors Certificate of Correction of record in Book 5565, Page 424, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Sanitary Sewers and/or Storm Drainage Easement of record in Book 3645, Page 9, Book 3822, Page 25, Book 4259, Page 977 and in Book 4260, Page 332, Register's Office for Davidson County, Tennessee.

(3) Lease Agreement of record in Book 5585, Page 985 and Bill of Sale of record in Book 5585, Page 989, Register's Office for Davidson County, Tennessee.

(4) Easement conveyed to BellSouth Telecommunications of record in Book 11362, Page 523, Register's Office for Davidson County, Tennessee.

(5) By-Laws of Kingswood Homeowners' Association, Inc., of record in Book 5552, Page 774, Register's Office for Davidson County, Tennessee.

(6) The Premises herein insured is a condominium apartment established pursuant to all 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 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 building 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 Kingswood Kastle Condominiums, of record in Book 5552, Page 732; amended in Book 6058, page 320, Register's Office for Davidson County, Tennessee.

(7) Taxes for the current year, which have been prorated and assumed by Grantee(s) and subsequent years not yet due and payable.

This is improved property, known as **2929 Selena Drive #D-67, Nashville, TN 37211**

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 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 my/our hand(s) this **24th** day of **January, 2019.**

Susan Barr

Susan Barr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Susan Barr,** the within named sellers, 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, Tennessee, this **24th** day of **January, 2019.**

Notary Public

My Commission Expires: 11/8/21

