This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater is $317,500.00.

Affiant

Subscribed and sworn before me this the ~~27th~~ 28th day of February, 2019.

Notary Public
My commission expires:
OCT 2 0 2020

Karen Johnson Davidson County
Batch# 200583 DEEDWARR
02/28/2019 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,174.75
20190228-0018424

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tiffany H. Davis 641 Old Hickory Blvd. Unit 104 Brentwood, TN 37027	Quicken Home Loans 1050 Woodward Ave Detroit, MI 48226	171-03-0B 065.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MEGAN LINDSEY KINDRICK, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TIFFANY H. DAVIS, SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain Townhouse in Davidson County, Tennessee, described as Unit No. 112, Townhomes of Fredericksburg, Phase One, Section One, Second Revision, a Horizontal Property Regime, located on Old Hickory Boulevard, Davidson County, Tennessee, together with Easements as shown on the plat of Townhomes of Fredericksburg, Phase One, Section One, Second Revision, recorded in Plat Book 9700, Page 461, Register's Office for said County, and described in a Declaration of Covenants, Conditions, and Restrictions as recorded in Book 10126, Page 435; Book 7798, Page 843; Book 10224, Page 683, and as corrected in Book 10294, Page 850, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, and regulations imposed upon and relating to the apartments, property, co-owners, and tenants of Fredericksburg Townhomes, contained in the Declaration of Covenants, Conditions and Restrictions, and By-Laws appended thereto, recorded in Book 10126, Page 486 and Book 10275, Page 959, said Registers Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Megan Lindsey Kindrick, unmarried, by deed from Chegameh K. Gethers and husband, Nathanael M. Gethers, as tenants by the entirety, dated 04/28/2016, of record in Instrument No. 20160428-0041620, said Register's Office.

The said Megan Lindsey Kindrick having since married Michael Mason. Michael Mason joins in this conveyance to convey any interest that he may have in the property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 641 Old Hickory Blvd, Unit 104, Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 27 day of February, 2019.

Megan Lindsey Kindrick

Michael Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Megan Lindsey Kindrick and Michael Mason, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of February, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

