WARRANTY DEED

Karen Johnson Davidson County
Batch# 204318 DEEDWARR
03/11/2019 10:41:43 AM 2 pgs
Fees: $13.00 Taxes: $1,350.13

20190311-0021866

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karen T. Sadler	Karen T. Sadler	103-14-0-A-067.00 CO
(NAME)	(NAME)	
4500 Post Rd., F-67	4500 Post Rd., F-67	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, I, **Karen Speyer, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen T. Sadler, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. F-67 on the Plan of The Hillwood, a Condominium, of record in Plat Book 5200, page 43, revised in Plat Book 6250, page 503, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a full and complete description.

Being the same property conveyed to Susan Bell, unmarried, by Warranty Deed from Alice Ann Bell, unmarried, dated July 24, 1997, of record in Book 10544, page 266, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Karen Speyer, married, by Warranty Deed from Susan Bell, unmarried, dated October 17, 2018, of record in Instrument No. 20181019-0103684, Register's Office for Davidson County, Tennessee.

This property has never been the primary residence of neither the seller, nor her spouse.

unimproved ☐

This is improved ☐ property, known as 4500 Post Rd., F-67, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record in Plat Book 4300, page 56, Plat Book 5200, page 43, revised in Plat Book 6250, page 503; 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, as amended, as 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 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 The Hillwood, of record in Book 5820, page 464; Book 5281, page 357; Book 6553, page 108; Book 6612, page 155; Book 7702, page 606; Book 7822, page 263; Instrument No. 20081125-0115372 and Instrument No. 20130326-0029697; all of record in the Register's Office for Davidson County, Tennessee.

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, her heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 7th day of March, 2019.

Karen Speyer

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Karen Speyer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 7th day of March, 2019.

Notary Public
My Commission Expires: _____

File No.: 29045

