#34673

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34673-02-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $995,000.00. Affiant Subscribed and sworn to before me this 4th day of April, 2019. Notary Public My Commission Expires:

ASHLEY H. OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

Karen Johnson Davidson County
Batch# 214178 DEEDWARR
04/04/2019 02:34:30 PM 4 pgs
Fees: $23.00 Taxes: $3,681.50
20190404-0030858

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Karen D. McKean 2411 Crestmoor Road, #101 Nashville, TN 37215	Karen D. McKean 2411 Crestmoor Rd. #101 Nashville, TN 37215	Map and Parcel No.: 117 10 0 B 004 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paula Lovell, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen D. McKean, an unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2411 Crestmoor Road, #101, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of April, 2019.

Paula Lovell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paula Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of April, 2019.

Notary Public

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 101 together with the appurtenant interest in the common elements of The Whitney horizontal property regime established by Master Deed, of record in Instrument No, 20060921-0117371, amended in Instrument No. 20061009-0125107, Instrument No. 200706010065028, Instrument No. 20120702-0058112, and Instrument No. 20180828-0085147, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Consolidation Plat of Lots 20 and 21, Hillsboro View Development Company of record in Instrument No. 20061212-0153243, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paula Lovell by deed dated March 26, 2015 from Becki C. Pickett and Richard Reed Pickett, a married couple of record in Instrument No. 20150402-0028654, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 117 10 0 B 004 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Whitney, of record in Instrument No. 20060921-0117371, amended in Instrument No. 20061009-0125107, Instrument No. 20070601-0065028, Instrument No. 20120702-0058112 and Instrument No. 20180828-0085147, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Instrument No. 20061212-0153243, Register's Office for Davidson County, Tennessee.
5. Storm water quality agreement of record in Instrument No. 20061115-0141827, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Site Plan attached as Exhibit D to the Master Deed of record in Instrument No. 20060921-00117371 as amended, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

