Karen Johnson Davidson County
Batch# 214301 DEEDWARR
04/05/2019 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,247.64
20190405-0031032

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$337,200.00.**

Affiant

Subscribed and sworn to before me this 2nd day of April, 2019

Notary Public
My Commission expires: 7/5/21
(Affix Seal)

SHAUNA DANIELS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2416 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael Nicholas Meskel Michelle Meskel	Movement Mortgage, LLC	147-15-0D-001.00CO
572 Watsonwood Drive	8024 Calvin Hall Rd.	
Nashville, TN 37211	Indian Land, SC 29707	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Christina F. Cunningham, a married woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael Nicholas Meskel and Michelle Meskel, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit "A" of The Plan of DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR 570 WATSONWOOD TOWNHOMES, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of The Plan of DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR 570 WATSONWOOD TOWNHOMES, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements of record as Instrument Number 20180712-0067683 and revised in Instrument Number 20180726-0073109 Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject 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 By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests 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 and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20180712-0067683, and revised in Instrument Number 20180726-0073109 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christina F. Cunningham, a married woman from Darin Cunningham by Warranty Deed on August 3, 2018, of record in Instrument Number 20180813-0079427, Register's Office for Davidson County, Tennessee.

NOTE: This property has never been used by the Grantor as a residence, personal, marital or otherwise.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20180712-0067683, as amended in Instrument Number 20180726-0073109 and Instrument Number 20181016-0102258, Register's Office for Davidson County, Tennessee.
- Charter of 570 Watsonwood Townhomes Homeowner's Association, Inc., of record in Instrument Number 20180712-0067683, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plan of record in Plat Book 2331, Page 155, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **572 Watsonwood Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 2, 2019.

Christina F. Cunningham

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christina F. Cunningham, a married woman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 2, 2019

My commission expires 11-8-21

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Madeleine Constantine, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Madeleine Constantine, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY