BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 222989 DEEDWARR
04/29/2019 09:58:16 AM 2 pgs
Fees: $13.00 Taxes: $2,534.13

20190429-0038967

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $684,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK190251TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Megan Mosher and Scott Winston	Shelter Lending Services, LLC	
(NAME)	(NAME)	
1808 Warfield Drive	4000 W Brown Deer Rd	131-03-2E-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Milwaukee, WI 53209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Eighty-Four Thousand Nine Hundred And No/100 Dollars ($684,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLES A. REYNOLDS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEGAN K. MOSHER AND SCOTT WINSTON**, **HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Unit B on the Plan of 1808 Warfield Cottages, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 1808 Warfield Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180403-0031376, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 1808 Warfield Cottages, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20180403-0031376, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Charles A. Reynolds by Quitclaim deed from Tim Reynolds of record in Instrument No. 20180501-0041079 Register's Office for Davidson County, Tennessee, dated May 01, 2018 and recorded on May 01, 2018.

Being a portion of the same property conveyed to Tim Reynolds, unmarried by Warranty deed from Nibal Lindeberg, a married woman of record in Instrument No. 20180306-0020875 Register's Office for Davidson County, Tennessee, dated March 02, 2018 and recorded on March 06, 2018.

Being a portion of the same property conveyed to Nibal Lindeberg by Quitclaim deed from Lars G. Lindeberg, Trustee of The Lars G. Lindeberg Living Trust, established by the Revocable Trust Agreement of Lars G. Lindeberg, dated September 1, 2009 of record in Instrument No. 20160119-0005138 Register's Office for Davidson County, Tennessee, dated January 12, 2016 and recorded on January 19, 2016.

Being a portion of the same property conveyed to Lars G. Lindeberg, Trustee of The Lars G. Lindeberg Living Trust, established by the Revocable Trust Agreement of Lars G. Lindeberg, dated September 1, 2009 by Warranty deed from Lars G. Lindeberg of record in Instrument No. 20090904-0083557 Register's Office for Davidson County, Tennessee, dated September 01, 2009 and recorded on September 04, 2009 and Correction of Warranty deed recorded on October 07, 2009, in Instrument No. 20091007-0093440.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Being a portion of the same property conveyed to Lars Lindeberg and wife, Wafa Lindeberg by Warranty deed from Gregory A. Adams, an unmarried person of record in Instrument No. 20020313-0031750 Register's Office for Davidson County, Tennessee, dated March 12, 2002 and recorded on March 13, 2002.

unimproved ☐
This is improved ☒ property, known as 1808 Warfield Drive, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Charles A. Reynolds this 26 day of April, 2019.

Charles A. Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of April, 2019, before me personally appeared Charles A. Reynolds to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 26 day of April, 2019.

Commission Expires: 8.4.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public