Karen Johnson Davidson County
Batch# 227693 DEEDWARR
05/09/2019 08:56:47 AM 2 pgs
Fees: $13.00 Taxes: $665.63
20190509-0043413

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0197

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of May, 2019

Notary Public

Commission Expires: 9.22.20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Greg Swierz and Karen Sue Ball 1008 Nichols Circle Gallatin, TN 37066	NEW OWNER	109-05-0B-501.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

Regina P. Rhyne, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Greg Swierz and Karen Sue Ball, 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 No. 501 in Williams Bend Townhomes, a Private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Williams Bends Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021216-0154761, First Supplementary of record in Instrument No. 20030529-0072377, and Second Supplementary of record in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Williams Bend Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit to said Declaration and By-Laws appended thereto.

Being the same property conveyed to Regina P. Rhyne, unmarried by Warranty Deed from 70 South Associates, L.L.C., a Tennessee limited liability company of record in Instrument No. 20041202-0143425, Register's Office for Davidson County, Tennessee, dated November 30, 2004 and recorded on December 02, 2004. (Value of consideration shown in aforementioned deed $101,620.00.) Being also known as 3535 Bell Road, Unit 501, Nashville, Tennessee 37214.

Henry A. Harris, spouse of Regina P. Rhyne, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

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101 Springhouse Ct S-202
Hendersonville, TN 37075

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3535 Bell Road, Apartment 501, Nashville, TN 37214

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of May, 2019.

Regina P. Rhyne

Henry A. Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Regina P. Rhyne and Henry A. Harris** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of May, 2019.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
(Notary Seal)

Notary Public
My Commission Expires: 3/31/21