G#31654-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 227856 DEEDWARR
05/09/2019 12:17:18 PM 2 pgs
Fees: $13.00 Taxes: $499.50

20190509-0043660

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2019

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$135,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of April, 2019.

Notary Public

My commission expires: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
D69 Partnership	**"New Owner"**	**119 14 0 A 069 00 CO**
P. O. Box 101325		
Nashville, TN 37224		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Susan C. Barr f/k/a Susan C. Bennet, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

D69 Partnership, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 69, Building D, as specified on the Plan Kingswood Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Kingswood Condominiums, of record in Book 5552, Page 732, and amended in Book 6058, Page 320, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws of record in Book 5552, Page 774, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Kingswood Condominiums, for placement of Units, of record in Book 5200, Page 520, and Surveyor's Certificate of Correction of record in Book 5565, Page 424, said Register's Office, for a more complete identification and description of said unit.

BEING the same property conveyed to Susan C. Bennet, an unmarried person, by Warranty Deed dated August 25, 1995, from Ornetta M. Sharer, unmarried, of record in Book 9779, Page 41, Register's Office for Davidson County, Tennessee. The said Susan C. Bennet married (now a widow, spouse died June 27, 2008) and is now known as Susan C. Barr.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 5200, Page 520, and Surveyor's Certificate of Correction of record in Book 5565, Page 424, Register's Office for Davidson County, Tennessee;

2) Sanitary Sewers and/or Storm Drainage Easements of record in Book 3645, Page 9, in Book 3822, Page 25, in Book 4259, Page 977, and in Book 4260, Page 332, Register's Office for Davidson County, Tennessee;

3) Lease Agreement of record in Book 5585, Page 985, and Bill of Sale of record in Book 5585, Page 989, Register's Office for Davidson County, Tennessee;

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: AP-19-2929-D69

4) Easement conveyed to BellSouth Telecommunications of record in Book 11362, Page 523, Register's Office for Davidson County, Tennessee;

5) By-Laws of Kingswood Homeowners Association, Inc., of record in Book 5552, Page 774, Register's Office for Davidson County, Tennessee;

6) The Premises herein conveyed is a condominium apartment established pursuant 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 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 building 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 Kingswood Kastle Condominiums, of record in Book 5552, Page 732, and amended in Book 6058, Page 320, Register's Office for Davidson County, Tennessee; and,

7) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

This is improved property, known as: **2929 Selena Drive D69, Nashville, TN 37211**.

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 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.

Witness my/our hand(s) this **26th** day of **April, 2019.**

Susan C. Barr

Susan C. Barr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Susan C. Barr,** the within named seller, 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 and official seal at Nashville, Tennessee, this **26th** day of **April, 2019.**

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC JOHN T. COOK DAVIDSON COUNTY

My Commission Expires: 1/17/21