# WARRANTY DEED

DANA WARSOP STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/27/2021

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Matthew J. Toussant | New Owners | 117020C02200CO |
| (NAME) | (NAME) | |
| 642 Timber Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 228641 DEEDWARR
05/10/2019 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,415.62
20190510-0044166

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William Lay and Caroline Spencer**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Matthew J. Toussant and Kim K. Toussant, husband and wife, hereinafter called the GRANTEE(S), their heirs and/or 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. 22, together with carport designated 22A, on the Plan of Regency Park, of record in Plat Book 3700, Pages 111 and 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Owners of The Regency Park Condominiums, a horizontal property regime established by Master Deed of record in Book 3815, Page 778, amended in Book 4364, Page 381, Book 4767, Page 431, Book 5673, Page 429, Book 6047, Page 201, Book 7662, Page 942, Book 7728, Page 343, Book 9746, Page 83, Book 11288, Page 513, Instrument No. 20031029-0159210, Instrument No. 20050531-0060994, Instrument No. 201105250040197 and Instrument No. 201710300110958, said Register's Office.

Being the same property conveyed to William Lay and Caroline Spencer, as joint tenants with right of survivorship by Warranty Deed from Mark Brewer, Executor of the Estate of George E. Barrett, dated 02/15/2017, recorded 02/16/2017, of record in Instrument No. 20170216-0016055, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of record in Plat Book 3700, Pages 111 and 112, (2) Covenants, conditions, easements and restrictions of record in Book 3815, Page 778, Amendments to the By-Laws of record in Book 4364, Page 381, Book 5673, Page 429, Amendment to the By-Laws of record in Book 4767, Page 431, Book 6047, Page 201, Book 7662, Page 942, Book 7728, Page 343, Book 9746, Page 83, (3) Repurchase and Option Agreement of record in Book 4034, Page 647, Book 4205, Page 458, Book 4255, Page 730, Book 5122, Page 59, Book 5493, Page 663, (4) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 3943, Page 821, (5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4067, Page 947, (6) Deed of Conveyance of record in Book 3953, Page 348, (7) Amended and Restated By-Laws of The Association of Owners of the Regency Park Condominium, Formerly Woodlawn Manor, Inc., of record in Book 11288, Page 513, 2003 Amended and Restated By-Laws of record in Instrument No. 20031029-0159210, Amendment to the 2003 Amended and Restated By-Laws of record in Instrument No. 20050531-0060994, Rules and Regulations for Regency of record in Instrument No. 20110525-0040197, Amended Rules and Regulations for Regency of record in Instrument No. 20171030-011-958, and (8) Charter of Regency Park Condominium Homeowners Association of record in Book 8129, Page 118, as amended in Amended and Restated Charter of Regency Park Condominium Homeowners Association of record in Book 8500, Page 717, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 642 Timber Ln., Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-44330
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 8th day of May, 2019.

William Lay

Caroline Spencer

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Lay**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of July, 2018.

Diane Arrington
Notary Public
My Commission Expires: January 6, 2020

DIANE ARRINGTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Caroline Spencer,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of July, 2018

Diane Arrington
Notary Public
My Commission Expires: January 6, 2020

DIANE ARRINGTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**1630 NW Broad St., Suite 100**
**Murfreesboro, TN 37129**

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

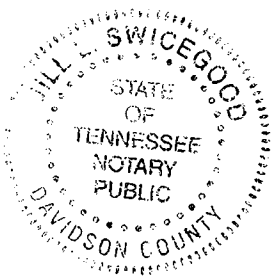
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)




Notary Public

My Commission Expires: July 9, 2022

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