WARRANTY DEED

Karen Johnson Davidson County
Batch# 229240 DEEDWARR
05/13/2019 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $661.68
20190513-0044798

O-BR-19-2359

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,832.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

NIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lacresia Lively	**Lacresia Lively**	
(NAME)	(NAME)	~~XX-X~~052-13-0B-119.00CO
2359 Benay Road	**2359 Benay Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Nashville, TN 37214**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **SAMANTHA S. VALEN, A MARRIED WOMAN (F/K/A SAMANTHA S. TODD),** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LACRESIA LIVELY, SINGLE ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of the Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section 2, of record in Book 9700, Page 858, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Samantha S. Todd by Quitclaim Deed from Andrew J. Todd and Samantha S. Todd, recorded May 10, 2016 in Instrument No. 20160510-0046092, Register's Office for Davidson County, Tennessee. Samantha S. Todd having since married Alexander Valen and now known as Samantha S. Valen. Alexander Valen is executing the Warranty Deed to convey any interest he may have in the property, marital or otherwise.

This conveyance is subject to:

Deed Restrictions recorded at Instrument No. The premises herein insured is a condominium · apartment established pursuant to 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 the 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 buildings 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 River Glen of record in Book 7566, Page 571, amended in Book 6762, Page 208 and Book 10630, Page 501, Register's Office for Davidson County, Tennessee. Said Master Deed and By-Laws were amended in Book 11532, page 610 and Instrument No. 20040915-0111299 and Instrument No. 20040915-0111301, all in the Register's Office for Davidson County, Tennessee., in the said Register's Office.

Subdivision Restrictions, Building Lines and Easements of record in Plat Book 6900, Page 650 and 651, in the Register's Office of Davidson County, Tennessee.

The lien of the following general and special taxes for the year or years specified and subsequent years: 2019 Davidson County taxes, being liens not yet due and payable.

Warranty Deed of Flowage Easement of record in Book 2200, Page 119, in the Register's Office · for Davidson County, Tennessee.

Easement of record in Book 3961, Page 661, in the Register's Office for Davidson County, · Tennessee.

Deed of Conveyance of record in Book 7061, Page 172, Book 7061, page 196, Deed Book 9523, page 164 and Book 9523, page 168, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record as Instrument No. 20010816-0088874, in the Register's Office for Davidson County, Tennessee.

Charter of River Glen Homeowner's Association of record in Book 8069, Page 158, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to the River Glen HOA of record in Instrument Number 20041217-0150273, in the Register's Office for Davidson County, Tennessee.

Charter of the River Glen Property Owners Association of record in Instrument Number 20020425-0051348, Register's Office for Davidson County, Tennessee.

All matters of record in Book 6900, Pages 650 and 651, as amended in Book 6900, Page 671, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **2359 Benay Road, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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 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 the 10th DAY OF MAY, 2019.

Samantha S. Valen

Samantha S. Valen (f/k/a Samantha S. Todd)

Alex Valen

Alexander Valen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMANTHA S. VALEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of May, 2019.

Notary Public
My Commission Expires: 1-3-2020
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXANDER VALEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th th of May, 2019.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-22-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019