WARRANTY DEED

Karen Johnson Davidson County
Batch# 230306 DEEDWARR
05/15/2019 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $821.40
20190515-0045971

O-VRES-19-2508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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)
KaLynda K. Sweitzer	**same**	
(NAME)	(NAME)	**135-12-0E-025.00-CO**
2508 Nashboro Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **LYNELLE PETERSON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KALYNDA K. SWEITZER, A SINGLE WOMAN,** 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. 284 on the Plan of Phase One Nashboro Village at Fairway Pointe Tract 21 of record in Plat Book 4660, Page 159 as shown on Amendment to the Restrictions of record in Instrument No. 20031118-0168332, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lynelle Peterson by Warranty deed from Robin B. Wecht, unmarried Pamela S. Wecht, Unmarried of record in Instrument No. 20160907-0093914 Register's Office for Davidson County, Tennessee, dated September 01, 2016 and recorded on September 07, 2016.

This conveyance is subject to:
• Taxes for the year 2019 and thereafter not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 11700, Page 49 and 50, Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of PUD Boundary Plat of Nashboro - Fairway Pointe of record in Book 4660, Page 156, Book 6200, Page 341, Instrument Number 20020710-0083054 and in Instrument No. 20020820-0100664, in the Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of Tract #21 - Nashboro Village of record in Book 4660, Page 159, as amended by Instrument No. 20031118-0168332, in the Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11703, Page 520, as amended in Instrument No. 20010322-0027768, Instrument No. 20031118-0168332, Instrument No. 20050222-0018813, Instrument No, 20050222-0018814, Instrument No. 20000316-0027171, Instrument No. 20091105-0102438, Instrument No. 20110923-0073937, Instrument No. 20190313-0023223 and Instrument No. 20190313-0023224, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, Book 5469, Page 840, Book 7751, Page 907, and Instrument No. 20000627-0063887, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Charter of Fairway Pointe Homeowners' Association of record in Book 11703, Page 518, in the Register's Office for Davidson County, Tennessee.
• The perpetual right, power, privilege and easement to overflow, flood and submerge certain parcels and

restrictions against construction or maintenance of Structures for human habitation on certain tracts or other structures without approval of USA on such tracts as set forth in Judgment of Declaration of Taking for the J. Percy Priest Dam and Reservoir Project, Stones River, Tennessee, as set forth in Instrument recorded in Book 4254, Page 410, Register's Office for Davidson County, Tennessee.
• Public Right-of-Way Dedication of record in Book 4460, Page (s) 149-151, in the Register's Office for Davidson County, Tennessee.
• Easements of record in Book 4868, Page 74 and Book 4815, Page 425, in the Register's Office for Davidson County, Tennessee.
• Five (s) foot easement and twenty (20) foot easement for sanitary sewers and storm drainage granted to Metropolitan Government of Nashville and Davidson County, as set forth in Instrument Recorded in Book 8870, Page 887, Register's Office for Davidson County, Tennessee.
• Five (5) foot easement for sanitary sewer and storm drainage granted to Metropolitan Government of Nashville and Davidson County as set forth in instrument recorded in Book 8870, Page 932, Register's Office for Davidson County, Tennessee.
• Easement as established and reserved of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee.
• Easements for Metro Government of record in Book 4868, Page 74 and Book 4815, Page 425, in the Register's Office for Davidson County, Tennessee.
• Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, Page 410, in the Register's Office for Davidson County, Tennessee.
• Easement for Cable Television of record in Instrument Number 20001012-0101575, in the Register's Office for DavidsonCounty, Tennessee.
• Storm Water Detention Agreement of record in Instrument Number 20010314-0024179, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument Number 20020815-0098780, in the Register's Office for Davidson County, Tennessee.
• Subject to a Memorandum of Lease of record in Book 10690, Page 327, in the Register's Office for Davidson County, Tennessee.
• Quitclaim of common areas from WDN Properties, Ltd., a Texas limited partnership to Fairway Point Homeowners Association, Inc. of record in Instrument Number 20001010-0100360, in the Register's Office for Davidson County, Tennessee.
• Subject to agreements contained in "License to Use Fitness Center and Swimming Pools" of record in Instrument Number 20020507-0056329 and Notice of Termination of Pool Access License Agreement recorded in Instrument No. 20111017-0080737, in the Register's Office for Davidson County, Tennessee.
• By-Laws of Fairway Pointe Homeowner's Association, Inc. of record in Book 11703, Page 560, in the Register's Office for Davidson County, Tennessee.
• Easement for Cart Path of record in Book 10110, Page 860, in the Register's Office for Davidson County, Tennessee.
• Strom Water Detention Agreement of record in Instrument Number 20020815-0096780, in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2508 Nashboro Blvd, Nashville, Tennessee 37217**.

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 15th DAY OF MAY, 2019.

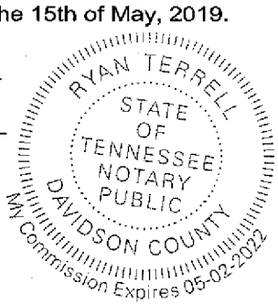
Lynelle Peterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNELLE PETERSON, 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 15th of May, 2019.

Notary Public
My Commission Expires: _____



True Copy Certification

I, Danielle Chandler, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Danielle Chandler who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8.4.20

Notary Seal

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY