Karen Johnson Davidson County
Batch# 235477 DEEDWARR
05/28/2019 03:36:24 PM 2 pgs
Fees: $13.00 Taxes: $706.70

20190528-0050287

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $191,000.00

SN SN
Affiant

Subscribed and sworn to before me this 21st day of May 2019.

Notary Public

My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sarah Nowicki	REGIONS MORTGAGE	**097080A08700CO**
238 Lake Chateau Drive	2050 PARKWAY OFFICE CIRCLE	
Hermitage, TN 37076	BIRMINGHAM, AL 35244	

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 ACKNOWLEDGE, WE,

Joseph Kimery and Annette Kimery, husband and wife

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

Sarah Nowicki, an unmarried woman SN

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 Q-3 (erroneously referred to as Unit 23 in previous deeds of record), on the Plan of Lake Chateau Condominium Apartments, which is of record in Book 6250, Page 607 and Book 7025, Page 380, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Kimery and Annette Kimery, husband and wife, by Warranty Deed from Rhonda K. Dickey Lewis, a married person, and Irene W. Stevens, unmarried, dated March 29, 2017, of record in Instrument No. 20170331-0031693, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed of record in book 6639, page 468, Book 6691, page 308, Book 6691, page 314, Book 7025, page 380, Book 7367, page 272, said Register's Office.

By-Laws of record in Book 6639, page 548, said Register's Office.

Easements of record in Book 6599, page 291, said Register's Office.

Storm Water Detention Agreement of record in Book 6551, page 765, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 238 Lake Chateau Drive, Hermitage, TN 37076.

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 do 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 in 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.

Joseph Kimery Date: 5-21-19

Joseph Kimery

Annette Kimery Date: 5-21-19

Annette Kimery

STATE OF Tenn

COUNTY OF Davidson

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

Witness my hand, at office, this 21 day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

