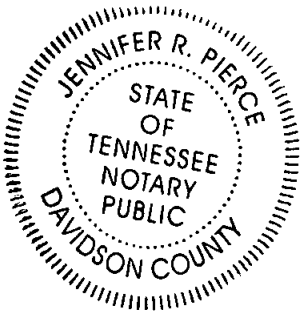
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2019

Notary Public

MY COMMISSION EXPIRES: 11-8-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amy Doris Holt	New Owner	052130B18100CO
(NAME)	(NAME)	
3067 Penn Meade Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 270766 **DEEDWARR**
08/13/2019 10:02:03 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20190813-0080585

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, I/we **Alyssa A. Sirmeyer, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Amy Doris Holt, an unmarried woman,** hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as Lot No. 217 on the Plan of River Glen, a Horizontal Property Regime located on Penn Meade Way, in Nashville, Tennessee, together with Easements as shown on the Plat of River Glen, Planned Unit Development, Phase IV, Section 3, recorded in Instrument No. 20010330-0030661, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 6762, Page 208, Book 10630, Page 501, Book 11532, Page 610 and Instrument No. 20020425-0051349, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Glen, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Book 6762, page 208, Book 10630, Page 501, Book 11532, Page 610 and Instrument No. 20020425-0051349, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Alyssa A. Sirmeyer, an unmarried woman by Warranty Deed from Rachal L. Wall, f/k/a Rachel L. Seidel, and husband, Christopher Wall, dated February 12, 2015, of record in Instrument 201502230015295, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 6900, Page 650, and Plat Book 6900, Page 651, Plat Book 6900, Page 671, and Instrument 200103300030661; (2) Covenants, conditions, easements and restrictions recorded in Book 6762, Page 208, Book 10630, Page 501, Book 11532, Page 610, Instrument 200108290093569, Instrument 200204250051349, and Affidavit recorded in Instrument 201808290085719, and By laws recorded in Book 7566, Page 571, and Amendment recorded in Instrument 200409150111299; (3) Easement including terms and conditions thereof as recorded in Book 7061, Page 172; (4)

Easement including terms and conditions thereof as recorded in Book 7061, Page 196; (5) Easement including terms and conditions thereof as recorded in Instrument 200108160088874; (6) Rights of others under the terms and conditions contained in the Charter of record in Instrument 200204250051348; (7) Rights of others under the terms and conditions contained in the Corporation of record in Book 8069, Page 158; (8) Rights of others under the terms and conditions contained in the HOA of record in Instrument 200205030054718, 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 ☒ 3067 Penn Meade Way, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), her 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), her 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.

Effective the 9th day of August, 2019.

Alyssa A. Sirmeyer

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alyssa A. Sirmeyer, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of August, 2019.

Notary Public:
My Commission Expires: 2-21-22



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064