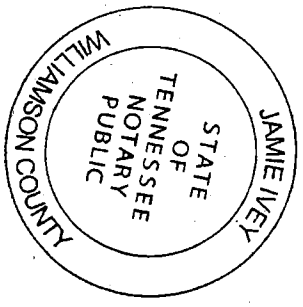
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2019

Notary Public

MY COMMISSION EXPIRES: 01-24-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
April White	Gardner Financial	052-13-0B-072.00
(NAME)	(NAME)	
1106 Alandee Street	3503 Paesanos Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Amy Holt, an unmarried woman** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **April White, Unmarried woman** 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 all of Unit No. 106, on the Condominium Site Plan, Phase II-C, Section 2, River Glen, Planned Unit Development, as shown by plat appearing of record in Plat Book 6900, pages 650 and 651, amended in Book 7900, pages 548-549, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amy Holt, unmarried by Warranty deed from Quaninnca Cheatham, unmarried dated October 21, 2005 of record in Instrument Number 20151027-0129887, Register's Office for Davidson County, Tennessee.

Subject to:

Property Taxes for the year 2019 and subsequent years a lien, but not yet due and payable.

Master Deed and By-Laws of record in Book 7566, page 571; Book 9730, page 944; Book 9730, page 947; Instrument Number 20040915-0111229 and Instrument Number 20040915-0111301, Register's Office for Davidson County, Tennessee.

Agreements and Easements of record in Instrument Number 20010816-0088874; Book 7061, page 172; Book 9253, page 164; Book 9253, page 168; Book 7061, page 196; Book 7296, page 484; Book 3961, page 681; Book 2200, page 119, Register's Office for Davidson County, Tennessee.

All matters shown on a plat of record in Plat Book 6900, pages 651 and 652 and Book 7900, page 549, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions and setback lines, if any, and all easements for public utilities.

Karen Johnson Davidson County
Batch# 270890 DEEDWARR
08/13/2019 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $647.13
20190813-0080721 20190813130080721

unimproved ☐

This is improved ☑ property, known as 1106 Alandee Street, 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 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 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 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.

Witness my/our hands this 9th day of August, 2019.

Amy Holt

State of Tennessee
County of Davidson

Personally appeared before me Amy Holt, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of August, 2019.

Notary Public

My Commission Expires: 11-8-21

File No.: 201907022

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Jaymie Hargrave, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jaymie Hargrave
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jaymie Hargrave, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

