32423-5

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 288902 DEEDWARR
09/20/2019 02:30:26 PM 2 pgs
Fees: $13.00 Taxes: $787.73

20190920-0095919

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $212,900.00

Affiant

Subscribed and sworn to before me, this the 20th day of September, 2019.

Notary Public

My commission expires:

(AFFIX SEAL)

JEFFREY M. PRUSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William Michael Hagewood	SWBC Mortgage Corporation	131-05-0B-430.00
430 Summit Ridge Place	9311 San Pedro #100	
Nashville, TN 37215	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kara Newton, an unmarried woman

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

William Michael Hagewood, a single man

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:

BEING Unit No. 430 on the Plan of Four Seasons, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Four Seasons a Condominium Unit, of record in Book 6861, page 349, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Kara Newton, unmarried, by Deed dated October 23, 2015 from Janelle F. Boston fka Janell Farmer and spouse, Jonathan Boston, and Allen S. Farmer and wife, Jane E. Farmer, of record in Instrument No. 20151102-0111110, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan as shown on Exhibit "D" of the Master Deed and By-Laws of record in Book 6841, Page 349, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Master Deed of Four Seasons Condominiums, of record in Book 6841, page 349, amended in Book 6847, page 122, said Register's Office.

(3) By-Laws of Four Seasons Homeowners' Association, Inc. of record in Book 6841, page 376, Register's Office for Davidson County, Tennessee.

(4) All matters as shown on Plat Book 5050, page 30, said Register's Office.

(5) Option Agreement of record in Book 4821, page 20; Sale and Assignment of Option of record in Book 5388, page 503, said Register's Office.

(6) Easement Agreement of record in Book 6869, page 157, page 162 re-recorded in Book 6870, page 966, Book 776, page 899 and Instrument No. 20010912-0099679, said Register's Office.

(7) An Ingress and Egress Easement described in Book 5158, page 230, said Register's Office.

(8) Engineer's Report of record in Book 6847, page 125, said Register's Office.

(9) Ingress, Ingress and Utility Easement to SBA Properties in Instrument No. 20010912-0099679, said Register's Office.

(10) Grant of Easement to Comcast Nashville I, LLC, of record in Instrument No. 20120521-0043888, said Register's Office.

(11) Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.

This is improved property, known as **430 Summit Ridge Place, Nashville, TN 37215**

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 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 hand(s) this **20th** day of **September, 2019.**

Kara Newton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Kara Newton,** the within named seller, 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 at Nashville, Tennessee, this **20th** day of **September, 2019.**

Notary Public

My Commission Expires: 11/9/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON