WARRANTY DEED

Karen Johnson Davidson County
Batch# 289407 DEEDWARR
09/23/2019 09:19:34 AM 2 pgs
Fees: $13.00 Taxes: $1,289.45

20190923-0096172

O-VRES-19-608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

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)
Alicia Louise Erickson	**Shelter Lending Services, LLC**	
(NAME)	(NAME)	
608 Timber Lane	**4000 W. Brown Deer Road, Suite E**	**117-02-0C-005.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Brown Deer, WI 53209**	
(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, **SHERRY K. BENNETT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALICIA LOUISE ERICKSON, A SINGLE PERSON,** 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. 5, together with a carport designated No. 5-A on the Plan of Regency Park of record in Plat Book 3700, Page (s) 111 and 112, 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 Sherry K. Bennett, unmarried by Warranty deed from Robin C. Williams, unmarried of record in Instrument No. 20170612-0058579 Register's Office for Davidson County, Tennessee, dated June 09, 2017 and recorded on June 12, 2017.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page (s) 111 and 112, 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 3815, Page 778, amended in Book 4364, Page 381, Book 4767, Page 431, Book 5673, Page 429, Book 6047, Page 201, Book 7662, Page 942, Book 7728, Page 343, Book 9746, Page 83, Book 11288, Page 513, Instrument No. 20031029-0159210 and Instrument No. 20050531-0060994, 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 3815, Page 778, Register's Office for Davidson County, Tennessee;
- Charter for HOA of record in Book 8129, Page 118, Book 8500, Page 717, in the Register's Office for Davidson County, Tennessee;
- Sewer & Drainage Easement of record in Book 4067, Page 947, in the Register's Office for Davidson County, Tennessee;
- Water Main Easement of record in Book 3953, Page 348, Book 3943, page 821, in the Register's Office for Davidson County, Tennessee;
- Rules and Regulations of record in Instrument Number 20110525-0040197 and amended in Instrument Number 20171030-0110958, in the Register's Office for Davidson County, Tennessee;
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof;
- 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: **608 Timber Lane, Nashville, Tennessee 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 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 9th DAY OF SEPTEMBER, 2019.

Sherry K. Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRY K. BENNETT, 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 20th of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212