WARRANTY DEED

Karen Johnson Davidson County
Batch# 297963 DEEDWARR
10/09/2019 09:50:48 AM 2 pgs
Fees: $13.00 Taxes: $691.90

20191009-0103437

JM-CA-19-2550

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

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)
Kayla M. Anderson	**NEW OWNER**	
(NAME)	(NAME)	**052-13-0B-225.00-CO**
2550 Sonar Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **BRIANNE N. LEIDY, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAYLA M. ANDERSON, AN UNMARRIED WOMAN,** 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. 32 on the Plan of Condominium Plat River Glen, Planned Unit Development, Phase 5, Section 1 of record in Plat at Instrument No. 20011207-0135344, 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 Brianne N. Leidy, an unmarried woman by Warranty deed from Jason M. Greer, unmarried of record in Instrument No. 20180315-0024372 Register's Office for Davidson County, Tennessee, dated March 13, 2018 and recorded on March 15, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Boundary Plan of record in Book 6900, Pages 650, 651 and 671, Register's Office for Davidson County, Tennessee.
- Plan at Instrument No. 20011207-0135344, as revised at Instrument No. 20030305-0029504, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of River Glen Open Space One of record as Instrument No. 20030319-0036614, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of River Glen, of record in Book 6762, Page 208, Book 7566, Page 571 and Instrument No. 20040915-0111299, Register's Office for Davidson County, Tennessee.
- Declaration of Submission for River Glen of record in Instrument No. 20030425-0055851, Instrument No. 20030425-0055853, Instrument No. 20030506-0060411, Instrument No. 20030506-0060413, Instrument No. 20030508-0061769, Instrument No. 20030515-0066784, Instrument No. 20030522-00069839, Instrument No. 20030701-0090670 and Instrument No. 200409150111301, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20020425-0051349, Register's Office for Davidson County, Tennessee.
- Charter for River Glen Homeowners Association of record in Book 8069, Page 158 and Instrument No. 20020425-0051348, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area to River Glen Homeowners Association, Inc. of record in Instrument No. 20041217-0150273, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas to River Glen Property Owners Association of record In Instrument Number 20020503-0054718, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 7061, Page 172 and Book 9523, Page 164, in the Register's Office for Davidson County, Tennessee.
- Easement for Water and Sewer of record in Book 7061, Page 196 and Book 9523, page 168, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Sanitary Sewer and Maintenance of record in Book 3961, Page 681, Book 7296, Page 484

and Book 11030, Page 731, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20010816-0088874, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20080312-0024813 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2550 Sonar Street, Nashville, Tennessee 37214**.

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 4th DAY OF OCTOBER, 2019.

Brianne N. Leidy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIANNE N. LEIDY, 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 4th of October, 2019.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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