Name and Address of New Owner:
Maureen Britt and Stephen Britt
2717 Smith Springs Rd
Nashville, TN 37217

Send Tax Statements To:
Maureen Britt and Stephen Britt
2717 Smith Springs Rd
Nashville, TN 37217

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-19071023

Map and Parcel: 135 08 0A 701.00

Karen Johnson Davidson County
Batch# 299983 DEEDWARR
10/11/2019 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $328.93
20191011-0104586

WARRANTY DEED

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, **John Black**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Maureen Britt and Stephan Britt, wife and husband**, 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 Unit No. 701 of Tract No. 19, Site Plan Nashboro Village Nineteen Condominium, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5333, Page 957, 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. Reference is hereby made to the plat of Tract No. 19, Site Plan Nashboro Village Nineteen Condominium of record in Book 5200, page 80, in said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to John Black by Quitclaim Deed filed for record on _____in Book _201910110104585 _____, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of Nashboro Village of record in Book 4827, page 14 and Book 5469, page 840; Master Deed of record in Book 5333, page 957; All matters as set forth per Book 5200, page 80; All matters of Boundary Survey as set forth per Book 4660, page 85; HOA Charter of record in Book 5344, page 959; Easement for Electric Service of record in Book 4821, page 107; All matters of plats for recreational areas as set forth per Book 4675, page 25, Book 4675, page 24, Book 4675, page 23, Book 4675, page 22 and Book 4675, page 21, said Register's Office.

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.

This is improved property known as: 701 Longhunter Ct., Nashville, TN 37217

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, 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 hand this 9th day of October, 2019.

John Black

State of Tennessee

County of Rutherford

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

Witness my hand and seal this 9th of October, 2019.

J.D. KIOUS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 12/18/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $88,900.00.

Affiant Signature

Subscribed and sworn to before me, this 9th day of October, 2019.

J.D. KIOUS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 12/18/21

True Copy Certification

I, Lynn Vaught, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-23-23

SARAH CARTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY