Karen Johnson Davidson County
Batch# 300553 DEEDWARR
10/14/2019 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,104.45
20191014-0104968

WARRANTY DEED

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th day of October, 2019

Notary Public

My Commission Expires: 5/15/2021 (AFFIX SEAL)

JOSEPH WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY

KORTALEKELLEY PLLC

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ABBY E. KAYE-PHILLIPS	New Owner	171-3-B
(NAME) 601 Old Hickory Blvd., #104	(NAME)	287.00CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **AMY N. FERGUSON, UNMARRIED WOMAN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ABBY E. KAYE-PHILLIPS, AN UMARRIED WOMAN**, hereinafter called the Grantee(s), her 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. 49, on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, of record in Book 9700, Page 957, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete description.

BEING the same property conveyed to AMY N. FERGUSON, UNMARRIED WOMAN, by Deed from BENJAMIN VANDERKLOK AND WIFE, MARLENE VANDERKLOK, of record in Instrument No. 20181214-0121767, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Declaration of Covenants, Conditions, and Restrictions, of Townhomes of Fredericksburg of record in Book 11550, Page 531, and in Book 11682, Page 75, and By-Laws of record in Book 11550, Page 554, establishing a Horizontal Property Regime of Townhomes of Fredericksburg, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

BEING unimproved ☐
Improved ☒ property known as: **601 Old Hickory Boulevard #104, Brentwood, TN, 37027.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 4th day of October, 2019.

Amy N. Ferguson 10/4/19
AMY N. FERGUSON

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **AMY N. FERGUSON,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of October, 2019.

My Commission Expires: 03-03-2020

Notary Public



Certificate of Authenticity

I, Stephanie Coleman do hereby make oath that I am a license attorney and/or 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.

Stephanie Coleman

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones **a notary public for this county and state,** Stephanie Coleman **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: 2-27-2021

Notary's Seal (If on paper)

