This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5272

Karen Johnson Davidson County
Batch# 310417 DEEDWARR
11/04/2019 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20191104-0113794

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 4th day of November, 2019

Notary Public

My Commission Expires: [redacted] 10-2-23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kara Tumbleston 5025 Hillsboro Pike 24B Nashville, TN 37215	F & M Bank 10 Cadillac Drive suite 100 Brentwood, TN 37027	131-01-0D-222.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, **Terra Reeves, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kara Tumbleston, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium unit situated in Davidson County, Tennessee, being Unit No. 222, also known as Apt. No. 24-B on the Plan of Georgetown Condominium Apartments, as the same appears on the condominium site-plan of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description as to location and placement of said Unit, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners Association, a horizontal property regime created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 5211, page 325; as amended in Book 5616, page 133; Book 6079, page 516; and in Instrument No. 20120731-0067332, said Register's Office. The easements, including, but not limited to, 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, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Georgetown Condominium Apartments, provided in said Master Deed, as amended, together with the By-Laws appended to said Master Deed, as amended, the aforementioned site-plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit

Being the same property conveyed to Terra Reeves, unmarried woman by Warranty Deed from Mary Grey James, married, dated April 11, 2019, recorded April 12, 2019, of record in Instrument No. 20190412-0033742, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Mary Grey James, a married woman by Warranty Deed from Kathleen McCracken, unmarried, dated April 6, 2016, recorded April 7, 2016, of record in Instrument No. 20160407-0033526, said Register's Office.

This is improved property located at: **5025 Hillsboro Pike, 24B, Nashville, TN 37215.**

This conveyance is made subject to 1) Property taxes for the year 2019, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Buyer paying their prorated share thereof to the Seller who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of November, 2019.

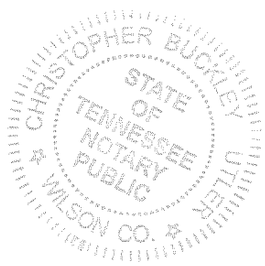
GRANTOR:

Terra Reeves

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Terra Reeves, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of November, 2019.



Notary Public
My Commission expires: 9.20.21

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

