	STATE OF TENNESSEE **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$112,000.00** Velva K Booker **Affiant** Subscribed and sworn to before me, this **13th** day of **November, 2019.** **Notary Public** **My commission expires:** _____

Karen Johnson Davidson County
Batch# 315075 DEEDWARR
11/13/2019 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $414.40
20191113-0117098

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Velva Booker	Velva K. Booker, Trustee	**136100B01800CO**
3520 Seneca Forest Drive	2539 Edge O Lake Dr.	
Nashville, TN 37217	Nashville, TN 37217	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Todd Mingle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Velva K. Booker, as Trustee of The Velva K. Booker Revocable Trust, under agreement dated July 2, 2019

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:

Being Lot No. 43, Unit 43 Condominium Site Plat of Lots 15-20, 41-56 of Section Four, Priest Lake Forest of record in Plat Book 5200 page 573, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Todd Mingle, married from George Penn, married by Warranty Deed dated April 27, 2007, of recorded in Instrument No. 20070503-0052964 as corrected in Instrument No. 20071022-0124673, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

2. All taxes and assessments due in 2019, and thereafter.

3. All matters as shown on the plat of record in Plat Book 5200, Page 573, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

4. Restrictions of record in Book 5931, Page 645; Book 6021, Page 99; Book 6021, Page 101; Book 6021, Page 102; Book 6106, Page 610; Book 6123, Page 175; Book 6145, Page 435; Book 6124, Page 956; Book 6199, Page 270, Register's Office for Davidson County, TN.

5. Amendment to Master Deed of record in Instrument No. 20090602-0050792, Register's Office for Davidson County, TN; removes right to Lease the Unit to any Third Party. Unit is to be Primary Residence Only.

6. By-Laws of Priest Lake Forest of record in Book 5383, Page 314, Register's Office for Davidson County, TN.

This is improved (__X__) unimproved (_____) property known as **3520 Seneca Forest Drive, 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 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 in 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. 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 **13th** day of **November, 2019**.

Todd Mingle

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, **Todd Mingle,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of **November, 2019.**

Notary Public
My Commission Expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

HE2019-0261

True Copy Certification

I, Christine Hutchinson, 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 Sumner

Personally appeared before me, Jennifer McEwen, a notary public for this county and state, Christine Hutchinson 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:
Notary' Seal (if on paper)

