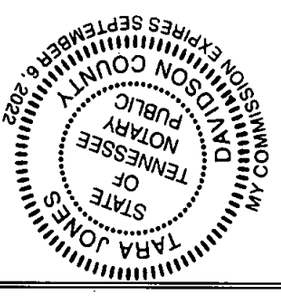
THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 191023258

Karen Johnson Davidson County
Batch# 318731 DEEDWARR
11/25/2019 08:25:00 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20191125-0121191



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $165,000.00.

M. Rodney Mendl
Affiant

Subscribed and sworn to before me, this 19th day of November, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Seibert and Billie Josovitz 5841 Monroe Xing Antioch TN 37013	NEW OWNER	Tax Parcel ID No. 163-16-0A-021.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rodney E. Townsend, unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Seibert, unmarried and Billie Josovitz, unmarried, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land located in Davidson County, Tennessee, and being known and designated as all of Unit No. 121 on the Plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements as shown on Exhibit A-l of the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20031119-0168785, in the Register's Office for Davidson County, Tennessee, to which Plan specific reference is hereby made for a more particular description of the property herein.

Being the same property conveyed to Rodney E. Townsend, unmarried man by Warranty deed from Christy Love Hatchett f/k/a Christy L. Horner, married of record in Instrument No. 20150710-0067167 Register's Office for Davidson County, Tennessee, dated July 08, 2015 and recorded on July 10, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20080729-0077388, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20040218-0018392, Register's Office of Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the 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 the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration establishing a Horizontal Property Regime of Phase Two, Provincetown, a Horizontal Property Regime of record in Instrument Number 20031119-0168785, as supplemented in Instrument No. 20050609-0066104, Instrument No. 20060825-0105504 and Instrument No. 20080812-0082993, Register's Office for Davidson County, Tennessee.
Development and Easement Agreement and Agreement to Share Costs in Instrument No. 20031124-0170577, Register's Office for Davidson County, Tennessee.
Quitclaim Deed conveying common areas in Instrument No. 20031120-0169428 and Instrument No. 20050803-0091277, Register's Office for Davidson County, Tennessee.
Conveyance of Stream Buffers and Drainage Easement to Provincetown Homeowners Association of record in Instrument No. 20080226-0018727, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument Number 20030910-0132287, in the Register's Office for Davidson County, Tennessee.
Subject to Sewer Easement of record in Book 7306, Page 109, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5841 Monroe Xing Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 19th day of November, 2019.

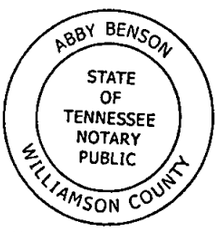
Rodney E. Townsend

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rodney E. Townsend, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2019.

Notary Public
My Commission Expires: _____



MY COMMISSION EXPIRES
DECEMBER 15, 2021