WARRANTY DEED

Karen Johnson Davidson County
Batch# 324840 DEEDWARR
12/04/2019 02:14:43 PM 2 pgs
Fees: $13.00 Taxes: $1,161.80

20191204-0125149

G-C-19-1433

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2019.

Notary Public

1/3/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brynn Stephanie Harris	**F&M Bank**	
(NAME)	(NAME)	**091-06-0M-017.00**
1433 57th Ave N	**PO Box 451**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Clarksville, TN 37041**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; **MOLLIE JENSEN, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRYNN STEPHANIE HARRIS, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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.17 on the plan of west mill town homes, a horizontal property regime with private elements, created under title 67, section .27-ioi, et seq., as amended, Tennessee code annotated, as established by declaration of covenants, conditions and restrictions of west mill town homes, a horizontal property regime with private elements, of record in instrument no. 20141223-0117663, Supplementals in instrument no. 20150424-0036748, instrument n0.20150929-0098582, and in instrument no. 20151218-01271932and in, register's office for Davidson county, Tennessee, including without limitation the by-laws appended thereto, said register's office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said declaration of covenants. Reference is hereby made to the plan of west mill town homes, shown on exhibit "c" to the declaration of covenants, of record in instrument no. 20141223-0117663 and first supplementary declarations, in instrument no. 20150424-0036748, register's office for Davidson county, Tennessee, for a more complete identification and description of said unit. K instrument no. 20151218-0127350.

Being the same property conveyed to Mollie Jensen, a single woman by Warranty deed from Craighead Development, LLC, a Tennessee limited liability company of record in Instrument No. 20151221-0127980 Register's Office for Davidson County, Tennessee, dated December 18, 2015 and recorded on December 21, 2015.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20141223-0117663, as supplemented in 20150424-0036748, 20150929-0098582, 20151218-0127193, 20151218-0127350, and Attorney's Certificate of record in Instrument No. 20170123-0007057 Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20140824-0076274, 20141219-0116173, 20141219-0116216, 20151125-0119709, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and systems of record in Instrument Number 20140821-0076262, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.
- Dedication of Conveyance of Easement to City of Nashville of record in Book 1939, Page 214, in the Register's Office for Davidson County, Tennessee.
- Easements retained in Resolution No. 1059 by the City of Nashville and easements retained in Council Bill 84-175.

- Conveyance of Property To Create Common Area At West Mill Townhomes Quitclaim Deed of record in Instrument Number 20171208-0125410, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and systems of record in Instrument Number 20140821-0076262, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1433 57th Ave N, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 3rd DAY OF DECEMBER, 2019.

Mollie Jensen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 3rd of December, 2019.

Notary Public
My Commission Expires: 7-3-2023
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212