TN19126 99

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3091131

Return to:

Karen Johnson Davidson County
Batch# 328219 DEEDWARR
12/11/2019 02:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,960.63
20191211-0127924

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value for this transfer, whichever is greater, is $ 529,900.00 .

Affiant

Subscribed and sworn to me, this the 12th day of November, 2019.

Notary Public

My commission expires: 10/6/21

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Property Address:
2210 B Sheridan Road
Nashville, TN 37206

Parcel ID:
072-16-4E-002.00-CO

Property owner:
Tyler Shapard + Amanda Terranova
2210 B Sheridan Rd
Nashville TN 37206

Mail tax bills to:
New Owner

THIS INDENTURE is made effective the 12th day of November, 2019 by **James Kyle Faulconer and Eric Faulconer, a married couple,** First Parties, for the purpose of conveying the premises described herein to Tyler Shapard and Amanda Terranova, husband and wife, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 2210 Sheridan Road Cottages, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Exhibit "B" in the Declaration of Restrictive Covenants, Conditions and Restrictions at Instrument No. 20161107-0117451 and amended in Instrument No. 20170614-0059679, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Kyle Faulconer, a single man by Warranty deed from Jackson Valley Land Partners, LLC of record in Instrument No. 20171012-0104683 Register's Office for Davidson County, Tennessee, dated October 10, 2017 and recorded on October 12, 2017. (Value of consideration shown in aforementioned deed $479,000.00.) Being also known as 2210 B Sheridan Road B Nashville, Tennessee 37206.

Eric Faulconer, spouse of James Kyle Faulconer, party of the first part, joins in the execution of this Warranty Deed for the express purpose of conveying any and all rights which he may have in and to the above described property, but does not join in the covenants and warranties contained herein.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record in Plat Book 1835, Page 77; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions and Restrictions for 2210 Sheridan Road Cottages, a Townhouse Planned Unit Development (Horizontal Property Regime With Private Elements), with By-Laws appended thereto, of record in Instrument Number 20161107-0117451 and amended in Instrument No. 20170614-0059679, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; Charter of 2210 Sheridan Road Cottages Owners Association, Inc., of record in Instrument Number 20161107-0117445; Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Protective Covenants, Conditions and Restrictions for 2210 Sheridan Road Cottages, a Townhouse Planned Unit Development (Horizontal Property Regime With Private Elements), of record in Instrument Number 20161107-0117451 and amended in Instrument No. 20170614-0059679; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; Subject to rights of others in and to the common areas and/or elements, in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20____, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

James Kyle Faulconer

Eric Faulconer

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **James Kyle Faulconer**, 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 SEAL AT OFFICE, in Davidson County, this the 27 day of September, 2019.

NOTARY PUBLIC

ORLANDREA BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10/7/19

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Eric Faulconer**, 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 SEAL AT OFFICE, in Davidson County, this the 27 day of September, 2019.

NOTARY PUBLIC

ORLANDREA BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10/7/19

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022