WARRANTY DEED

Karen Johnson Davidson County
Batch# 330619 DEEDWARR
12/16/2019 03:58:42 PM 2 pgs
Fees: $13.00 Taxes: $1,202.13

20191216-0129718

Y-VRES-19-601-39

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-02-2022

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 04-02-2022

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)
Lindsey Vanlandingham	**New Owner**	
(NAME)	(NAME)	**171-03-0B-233.00-CO**
601 Old Hickory Blvd. Unit 39		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **KATHLEEN M. BYRD NKA KATHLEEN BYRD VINETT, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LINDSEY VANLANDINGHAM, AN UNMARRIED 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 Lot No. 39 on the Plan of A Horizontal Property Regime Phase Two, Section Six, Townhomes of Fredericksburg of record in Plat Book 9700, Page (s) 953 and 954, 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 Kathleen M. Byrd, unmarried by Warranty deed from Robert B. White and wife, Aileen H. White the heirs of Allison L. White of record in Instrument No. 20080826-0087674 Register's Office for Davidson County, Tennessee, dated August 19, 2008 and recorded on August 26, 2008.

Kathleen M. Byrd having since married and is now known as Kathleen Byrd Vinett. Subject property was never said Grantors primary or marital residence.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Book 9700, Pages 953 and 954, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the P.U.D. Boundary Plan of record in Plat Book 7900, Page 509, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8920, Page 65, amended in Book 9500, Page 393, Book 9860, Page 840 and Book 10694, Page 541, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10126, Page 435, amended in Book 10224, Page 683 and corrected in Book 10294, Page 850, further amended in Instrument No. 200007180070558, re-recorded in Instrument No. 20050705-0076596, (Fredericksburg), Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11550, Page 531, amended in Book 11682, Page 75, (Fredericksburg Townhomes), Register's Office for Davidson County, Tennessee.
- By-Laws for Townhomes of Fredericksburg HOA in Book 10126, page 486 amended in Book 10275, page 959, Register's Office for Davidson County, Tennessee.
- By-Laws of Fredericksburg Townhomes HOA of record in Book 8920, Page 45, amended in Book 10694, Page 539 and in Book 11550, Page 554, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of Banbury of record in Book 7798, Page 843, Register's Office for Davidson County, Tennessee.
- Charter for Townhomes of Fredericksburg HOA of record in Book 10126, Page 430 and Book 11550, Page 529, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas of record in Book 11753, Page 208, Register's Office for Davidson County,

Tennessee.
• Easement(s) for Sanitary Sewers and/or Storm Drainage of record in Book 7358, Page 643, Book 7993, Page 269 and Book 9607, Page 431, Register's Office for Davidson County, Tennessee.
• Easement conveyed to State of Tennessee of record in Book 7851, Page 712, Register's Office for Davidson County, Tennessee.
• Dedication of Site Drainage Easement of record in Book 10012, Page 756, Register' s Office for Davidson County, Tennessee.
• Cable Television Easement and Maintenance Agreement of record in Instrument No. 2000516-0049387, in the Register's Office for Davidson County, Tennessee.
• Deed of Conveyance of record in Book 9698, Page 81 and Book 9698, page 124, in the Register's Office for Davidson County, Tennessee.
• Easement to BellSouth of record in Book 10709, Page 143, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Book 10357, Page 920, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20050808-0093025 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: **601 Old Hickory Blvd. Unit 39, Brentwood, Tennessee 37027**.

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 11th DAY OF DECEMBER, 2019.

Kathleen Byrd Vinett

Kathleen Byrd Vinett

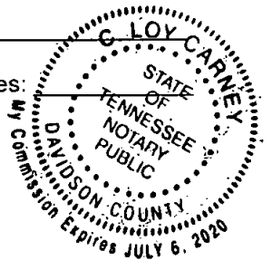
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN BYRD VINETT, 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 11th of December, 2019.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)



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