WARRANTY DEED

Karen Johnson Davidson County
Batch# 334170 DEEDWARR
12/26/2019 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20191226-0132734

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 175,000.00

Lara Kirby Key
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF DECEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/3/22

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1528LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lara Kirby Key	Same as Owner	
3600 Hillsboro Pike Apt D1		117 11 0B 049.00
Nashville, TN 37215		

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 ACKNOWLEDGED, WE,

CANDI BAINBRIDGE AND MARY KENNEDY

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

LARA KIRBY KEY, MARRIED

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit D-1 on the Plan of Revised The Villager East Condominium Apartments, of record in Book 5200, Page 235, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Candi Bainbridge and Mary Kennedy, by Warranty Deed from Timothy E. O'Donohue, of record in Instrument No. 20190701-0063905, in the Register's Office of Davidson County, Tennessee, dated June 27, 2019 and recorded on July 01, 2019.

Being the same property conveyed to Timothy E. O'Donohue, unmarried, by Quitclaim Deed from Brian F. O'Donohue, an unmarried person, of record in Instrument No. 20030108-0003224, in the Register's Office of Davidson County, Tennessee, dated December 18, 2002 and recorded on January 08, 2003.

Being the same property conveyed to Timothy E. O'Donohue, unmarried and Brian F. O'Donohue, married, by Warranty Deed from William H. Wolfe and wife, Mary Gladys Wolfe, of record in Book 11662, Page 359, in the Register's Office of Davidson County, Tennessee, dated September 09, 1999 and recorded on September 15, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised the Villager East Condominium Apartments, as recorded in Plat Book 5200, Page(s) 235.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Villager East Condominium of record in Book 5457, Page 298, as Correction by instrument(s) of record in Book 5553, Page 336; also subject to easements, rights and interests 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 building thereon.
5. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4110, Page 245.
6. Rights of others in and to any party walls located on the subject property.

This is improved property known as 3600 Hillsboro Pike Apt D1, Nashville, TN 37215

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 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 our hand on the 18th day of December, 2019.

X Candi Bainbridge

Candi Bainbridge

X _____

Mary Kennedy

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, CANDI BAINBRIDGE ~~AND MARY KENNEDY~~, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fmk (city), TN (state), this 16 day of December, 2019.

X _____
Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

My Commission Expires: 3/15/2020

This is improved property known as 3600 Hillsboro Pike Apt D1, Nashville, TN 37215

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 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 our hand on the 18 day of December, 2019.

X _____

Candi Bainbridge

X Mary Kennedy

Mary Kennedy

STATE OF KY
COUNTY OF Warren

Personally appeared before me, a Notary Public of said County and State, ~~CANDI BAINBRIDGE~~ pm AND MARY KENNEDY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bowling Green (city) KY (state), this 18 day of December, 2019.

X Patricia Maulden
Notary Public 617062

My Commission Expires: 3/8/2023

NOTARY PUBLIC STATE AT LARGE KENTUCKY

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY