STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2020.

Notary Public
MY COMMISSION EXPIRES: 3/21/2021
File No. G19-7487

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 346135 DEEDWARR
01/22/2020 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20200122-0007733

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Darryl Ty Friedlund (NAME)	United Wholesale Mortgage (NAME)	136-03-0A-032.00-C
4000 Anderson Road, 32 (STREET ADDRESS)	P.O. Box 202028 (STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Florence, SC 29502-2028 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Linda Garon, Katherine Ann Love, and Connie Sue Edwards, Heirs at Law of Mildred Robinson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darryl T. Friedlund, a single man,** 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 being Townhouse 32, Building #5 in a Horizontal Property Regime located on the plat of Priest Lake Park Condominium Townhouses, Phase I, as of record in Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Donald E. Robinson by Quitclaim Deed dated May 25, 1976, recorded May 26, 1976, in Book 5029, Page 363, in the Register's Office of Davidson County, Tennessee. The said Donald E. Robinson died April 22, 2016 leaving his wife, Mildred Robinson as sole heir by the entirety. See Affidavit's of Heirship of record in Instrument 202001220007732, Register's Office for said County. The said Mildred Robinson died September 14, 2018 leaving as sole heirs at law Linda Garon, Katherine Ann Love and Connie Sue Edwards. See Affidavit's of Heirship of record in Instrument 202001220007731, Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 4460, Page 88, Register's Office for Davidson County, Tennessee.
2. Boundary Plat of record in Book 4460, Page 79, Register's Office for said County.
3. Charter for Homeowners Association of record in Book 4944, Page 115, Register's Office for said County.
4. Restrictions as recorded in Book 4651, Page 412; Book 4943, Page 692; Book 4979, Page 939; Book 5083, Page 417;

Book 5189, Page 671; Book 7679, Page 173; Book 8115, Page 838; Book 8115, Page 849; Book 9089, Page 757; Book 9089, Page 765; Book 9507, Page 606; Book 9927, Page 75; Instrument 20011025011663 3; 200506210071262; 200508170097909; 200602280022873; 201507090066742; and 201612050127268, Register's Office for Davidson County, Tennessee.
5. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4000 Anderson Road, #32, Nashville, TN 37217.

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, their heirs and assigns, forever, and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 17th day of January, 2020.

Linda Garon

Katherine Ann Love

Connie Sue Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of January, 2020, before me personally appeared Linda Garon, Katherine Ann Love and Connie Sue Edwards, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of January, 2020.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Tennessee

County of Sumner

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

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY