WARRANTY DEED

Karen Johnson Davidson County
Batch# 347792 DEEDWARR
01/23/2020 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $564.25
20200123-0008547

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/5/21

(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kirby Ann Reynolds	Legacy Mutual Mtg.	
(NAME)	(NAME)	
4000 Anderson Road, Unit 11	3503 Paesanos Pkwy	136030A01100CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	San Antonio, TX 78231	
(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 considerations, the receipt of which is hereby acknowledged, **We John Den Adel and Mattie Den Adel, husband and wife, , as joint tenants with rights of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kirby Ann Reynolds, unmarried** , hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Townhouse #11, Building No. 2 on the Plan of Phase 1, Condominium Townhouses, Priest Lake Park of record in Plat Book 4460, Page 88, and as established by Master Deed of record in Book 4651, Page 412, Clarification of Master Deed of record in Book 4943, Page 692, Amendments of record in Book 4979, Page 939, Book 5083, Page 417 and Book 5189, Page 671 and Bylaws of record in Book 8115, Page 838, Book 9089, Page 765 and Instrument No. 200508170097909, 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 John Den Adel and Mattie Den Adel, husband and wife, as joint tenants, with Rights of Survivorship by Warranty Deed from Kristi Seehafer, an unmarried woman, dated 01/05/2018 , of record in Instrument 201801220006208, Register's Office for Davidson County, Tennessee.

All matters shown on the Boundary plat of record in Book 4460, Page 79, in the Register's Office for Davidson County, Tennessee. All matters shown on the plat of record in Plat Book 4460, Page 88, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 4651, Page 412, Clarification of Master Deed of Priest Lake Park Condominium Townhouses of record in Book 4943, Page 692, Amendment to Master Deed of record in Book 4979, Page 939, Exhibit III to Master Deed and By-Laws of record in Book 5083, Page 417, Exhibit IV to Master Deed of record in Book 5189, Page 671, Second Amended and Restated Bylaws of record in Book 8115, Page 838, in the Register's Office for Davidson County, Tennessee. Amended and Restated Rules & Regulations of Priest Lake Park Condominium of record in Book 7679, Page 173 and Amendment No. 1 to the Rules & Regulations of Priest Lake Park Condominium of record in Book 8115, Page 849, in the Register's Office for Davidson County, Tennessee. Amended and Restated Rules and Regulations of Priest Lake Park Condominiums, Inc., of record in Book 9089, Page 757, in the Register's Office for Davidson County, Tennessee. Amendment No. 1 to Amended and Restated Bylaws of The Priest Lake Park Condominium Homeowners Association of record in Book 9089, Page 765, in the Register's Office for Davidson County, Tennessee. Amended and Restated Rules and Regulations October 1994 of Priest Lake Park Condominiums, Inc., of record in Book 9507, Page 606, in the Register's Office for Davidson County, Tennessee. Charter and Articles of Incorporation of Priest Lake Park

Condominiums, Inc., of record in Book 4944, Page 115, in the Register's Office for Davidson County, Tennessee. Amended and Restated Rules and Regulations December 1995 of Priest Lake Park Condominiums, Inc., of record in Book 9927, Page 75, in the Register's Office for Davidson County, Tennessee. Amended and Restated Rules and Regulations Adopted October 18, 2001 of Priest Lake Park Condominiums, Inc., of record in Instrument No. 20011025-0116633, in the Register's Office for Davidson County, Tennessee. Amended and Restated Rules and Regulations Adopted May 2005 of Priest Lake Park Condominiums, Inc., of record in Instrument No. 20050621-0071262, in the Register's Office for Davidson County, Tennessee. Amended and Restated Rule & Regulations Adopted February 2006 Priest Lake Park Condominiums, Inc., of record in Instrument No. 20060228-0022872, in the Register's Office for Davidson County, Tennessee. Reinstated Homeowner Repair Responsibility List of record in Instrument No. 20060228-0022873, in the Register's Office for Davidson County, Tennessee. Addition to PLPC Rules & Regulations of record in Instrument No. 20161205-0127268, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4000 Anderson Road, Unit 11, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 21st day of January, 2020.

John Den Adel

Mattie Den Adel

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Den Adel and Mattie Den Adel, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of January, 2020.

Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 606287
Warranty Deed TN

True Copy Certification

I, Krista McRee, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Krista McRee
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Krista McRee, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY