WARRANTY DEED

Karen Johnson Davidson County
Batch# 350321 DEEDWARR
01/29/2020 03:03:54 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20200129-0010753

DANA ELLWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2021

O-FSBO-19-3600-F8

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Bobby Towns and Lynette W. Towns	**NEW OWNERS**	
(NAME)	(NAME)	**117-11-0B-088.00-CO**
3939 Woodlawn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **PAUL D. KING,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BOBBY TOWNS AND LYNETTE W. TOWNS, HUSBAND AND WIFE,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. F-8 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 made a part hereof by reference.

Being the same property conveyed to Paul D. King by Warranty deed from Thomas J. Fitzpatrick and wife, Mary E. Fitzpatrick of record in Instrument No. 20141113-0104828 Register's Office for Davidson County, Tennessee, dated November 12, 2014 and recorded on November 13, 2014.

This conveyance is subject to:

- Taxes for the year 2020 and thereafter, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 235, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Villager East Condominium Apartments of record in Book 5457, Page 298, corrected in Book 5553, page 336, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Book 5450, Page 744, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 3843, Page 131 and Book 4120, page 522, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee for Sanitary Sewers and/or Storm Drainage of record in Book 4110, Page 245, in the Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws of Villager East Condominium of record in Book 5457, Page 338, in the Register's Office for Davidson County, Tennessee.
- Subject to any and all matters as they may appear on the Plan of Revised The Villager East Condominium Apartments of record in Book 5200, Page 213, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3600 Hillsboro Road Unit F-8, Nashville, Tennessee 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 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 24 DAY OF JANUARY, 2020.

Paul D. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL D. KING, 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 24th of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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