WARRANTY DEED

Karen Johnson Davidson County
Batch# 350328 DEEDWARR
01/29/2020 03:07:04 PM 2 pgs
Fees: $13.00 Taxes: $347.80

20200129-0010763

A-PO-19-2929-0K158

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10-2-23
(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)
Wesnoth Partners, LLC	**New Owner**	
(NAME)	(NAME)	**119-14A-158.00-CO**
PO Box 101325		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37224		
(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, **WINFORD COX, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WESNOTH PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 UNIT NO. 158, BUILDING K, ON THE PLAN OF KINGSWOOD CONDOMINIUMS, OF RECORD IN PLAT BOOK 5200, PAGE 520, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF KINGSWOOD, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 6058, PAGE 320, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO WINFORD COX, UNMARRIED BY WARRANTY DEED FROM KHOA TRAN OF RECORD IN INSTRUMENT NO. 20170710-0068952 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 07, 2017 AND RECORDED ON JULY 10, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Kingswood Condominiumsof record in Book 5552, Page 732, amended in Book 6058, Page 320, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 909, Page 48, amended in Book 919, Page 393, Book 919, Page 628, Book 928, Page 752, Book 946, Page 252, Book 1001, Page 539, Book 1579, Page 387, and Book 1581, Page 55, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 3645, Page 9, Book 3822, Page 25, Book 4259, Page 977 and Book 4260, Page 332, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 6092, Page 579, in the Register's Office for Davidson County, Tennessee.
- Easement to Bell South Telecommunications of record in Book 11362, Page 523, in the Register's Office for Davidson County, Tennessee.
- Lease Agreement of record in Book 5585, Page 985 and Book 5585, Page 989, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5552, Page 774, amended in Book 6058, Page 359, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2929 Selena Drive K158, Nashville, Tennessee 37211**.

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 23rd DAY OF JANUARY, 2020.

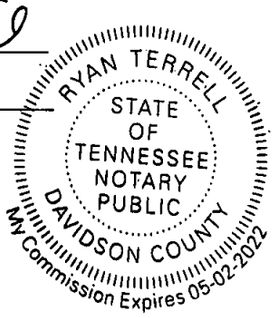
Winford Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WINFORD COX, 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)



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