Name and Address of New Owner:
Rhonda Kye Fleming
3400 Shelby Bottoms Bnd
Nashville, TN 37206

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-20010105

Map and Parcel: 084-05-0B-054.00CO

Karen Johnson Davidson County
Batch# 359557 DEEDWARR
02/18/2020 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20200218-0017883

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bethany A. Jackson and Trevor M. Jackson, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rhonda Kye Fleming, unmarried woman**, hereinafter called the GRANTEE, his heirs and 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 Unit No. 54 on the Plan of East Greenway Park, a Townhouse Planned Unit Development, as shown on Exhibit "B" of East Greenway Park, of record in Instrument No. 20160707-0069540, as amended in Instrument No. 20161020-0110945 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more for more complete description of the property.

Being the same property conveyed to Bethany A. Jackson and Trevor M. Jackson, wife and husband by Warranty Deed from East Greenway Park, LLC, a Tennessee limited liability Company of record in Instrument No. 20171206-0124652 Register's Office for Davidson County, Tennessee, dated December 04, 2017 and recorded on December 06, 2017.

This conveyance is subject to the following: Subject to all matters shown on the Plan of record in Plat Book 161, Page 163; Subject to all matters shown on the Plan of record as Instrument Number 20160706-0069097 and Instrument No. 20170216-0016159 ; Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20141205-0111597; Charter for East Greenway Park Owner's Association, Inc. of record in Instrument Number 20170809-0081522, And Article of Correction in Instrument No. 20170818-0085273; Easement of record in Book 3435, Page 46; Sanitary Sewer Easement of record in Book 3430, Page 142 and Book 4925, Page 655; Sanitary Sewer and/or Storm Drainage Easement of record in Book 4008, Page 188, Book 4008, Page 192 and Book 4008, Page 196; Sanitary Sewer and/or Drainage Easement of record in Book 4007, Page 49 and Book 4007, Page 53; Easement to Comcast of Nashville I, LLC of record in Instrument Number 20181029-0106559; Covenants, Conditions and Restrictions of record in Instrument Number 20160707-0069540 and amended in Instrument No. 20161020-0110945; all of said Register's Office.

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.

This is improved property known as: 3400 Shelby Bottoms Bnd, Nashville, TN 37206

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 this 14th day of February, 2020.

Bethany A. Jackson

Trevor M. Jackson

State of Tennessee

County of Rutherford

Personally appeared before me, Bethany A. Jackson and Trevor M. Jackson with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th of February, 2020.

Kathryn A. Caldwell STATE OF TENNESSEE NOTARY PUBLIC County of Rutherford

Notary Public
My Commission Expires: 04/17/2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00.

Affiant Signature

Subscribed and sworn to before me, this 14th day of February, 2020.

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: 11-16-23

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MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

