WARRANTY DEED

Karen Johnson Davidson County
Batch# 364112 DEEDWARR
02/27/2020 08:38:58 AM 2 pgs
Fees: $13.00 Taxes: $717.80

20200227-0021673

GINA DUNNING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Lori Bruce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2020

Gina Dunning
Notary Public

MY COMMISSION EXPIRES: 8/21/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd., Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kayela L. Sharrett	Same as new owner	034 01 0F 095.00
(NAME)	(NAME)	
167 Cobblestone Place Dr.		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gatlinburg Guru, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kayela L. Sharrett, unmarried woman,** 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 townhome located in Davidson County, Tennessee, being Unit No. 95 of Cobblestone II Townhomes, 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 under the Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, as corrected in Instrument No. 20170501-0042305, **and as amended in Instrument No. 20160929-0102734 and Instrument No. 20180424-0038505**, in the Register's Office for Davidson County, Tennessee, and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; and all 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 the buildings thereof ,together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Cobblestone II Townhomes, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20160401-0031281, as corrected in Instrument No. 20170501-0042305, said Register's office, and as shown on Final Plat, a Horizontal Properly Regime (Private Element), Cobblestone Townhomes, a Planned Unit Development, of record in Instrument No. 20100311-0018694, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Gatlinburg Guru, LLC, by Warranty Deed from KVR Homes, LLC, dated January 30, 2018 and recorded February 2, 2018 in Instrument No. 20180202-0011086, Register's Office for Davidson County, Tennessee.

Subject to Taxes for 2020 and subsequent years, a lien not yet due and payable.

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, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 167 Cobblestone Place Dr., Goodlettsville, TN 37072

(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 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. 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 hands this 21st day of February, 2020.

GATLINBURG GURU, LLC

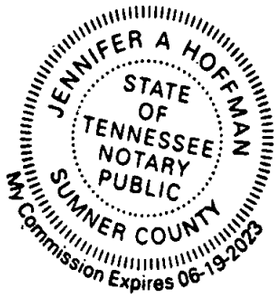
By: Michael Gaughan, Authorized Agent AUTHORIZED AGENT

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Michael Gaughan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Gatlinburg Guru, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent

WITNESS my hand and seal this 21st day of February, 2020.

Notary Public Jennifer A. Hoffman
My Commission Expires: 6/19/23.



File No.: 20202251