WARRANTY DEED

Karen Johnson Davidson County
Batch# 378964 DEEDWARR
03/30/2020 09:20:19 AM 2 pgs
Fees: $13.00 Taxes: $702.63

20200330-0033735

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF March, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Johnathon Stillwell	NEW OWNER	
(NAME)	(NAME)	
3535 Bell Road, Unit 301		109-5-B 301 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ERIC STEPHEN DAVIS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHNATHON STILLWELL, UNMARRIED,** 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. 301 on the Plan of Williams Bend Townhomes, a horizontal property regime with private elements created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20021216-0154761 and Supplement of record in Instrument No. 20030529-0072377 and in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of Williams Bend Townhomes of placement of Units as shown on Exhibit "C" to the Declaration of Covenants for a more complete identification and description of said Unit.

Being the same property conveyed to Eric Stephen Davis by deed from 70 South Associates, LLC, of record in Instrument No. 20040220-0019865, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3535 Bell Road, Unit 301, Nashville, TN 37214
(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 hand this 25 day of March, 2020

ERIC STEPHEN DAVIS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric Stephen Davis, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 2020.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 10-02-2023