WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 299,900.00 .

Suzanne Ackerman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2020.

Notary Public

COMMISSION EXPIRES: NOV 08 2021

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 382362 DEEDWARR
04/07/2020 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20200407-0036563

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Suzanne Ackerman	United Wholesale Mtg.	143-01-0A-202.00-C
(NAME)	(NAME)	
202 Windsor Terrace Drive	PO Box 11733	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Newark, NJ 07101	
(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, we, **Rita Riley and Frank Reedus, III, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Suzanne Ackerman, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Condominium Apartment in Davidson County, Tennessee, being Unit No. 202 of Windsor Terrace Condominiums, Phase II horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit C an Amendment to the Master Deed of record in Book 7436, page 667, re-recorded in book 7464, page 297, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for a more complete and detailed description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium and the parking space(s) delinated as "202 Carports" on Exhibit "C" attached hereto and incorporated herein by reference, as set out in aforesaid Master Deed in Book 7436, page 667, re-recorded in book 7464, page 297, said Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Rita S. Riley, unmarried by Deed dated January 20, 2005 from B. Sue McIntosh, unmarried, recorded January 25, 2005, in Instrument Number 200501250009183, in the Official Records of Davidson County, Tennessee. The said Rita S. Riley is now married to Frank Reedus, III.

The said Frank Reedus, III husband of the sid Rita S. Riley, joins in this conveyance for the purpose of conveying any and all right, title or interest that he may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 202 Windsor Terrace Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37221 (Postal Zip)

File No.: 2237-20
Warranty Deed Individual eRec LES rev. 09-2018

202004070036563

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, successors 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, successors 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 hands this 2 day of April, 2020.

Rita S. Riley

Frank Reedus, III by Rita S. Riley, Attorney-In-Fact

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Rita S. Riley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS ~~my hand~~ and seal this 2 day of April, 2020.

Commission Expires: 3-7-2023

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

State of Tennessee)

County of Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rita S. Riley with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named Frank Reedus, III and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, she executed the foregoing instrument as her free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 2 day of April, 2020.

Notary Public

3-7-2023

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

