Karen Johnson Davidson County
Batch# 383278 DEEDWARR
04/08/2020 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,475.93
20200408-0037198

This Instrument Prepared By:
R. Francene Kavin, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Keith Wisner
4230 Lone Oak Rd. Unit B
Nashville, TN 37215

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Studio Bank
124 12th Avenue South, Suite 400
Nashville, 37203

MAP	**131 03**
CTRL MAP	
GROUP	**0d**
PARCEL	**010.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Paul S. Beard, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Keith Wisner, unmarried man,** 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:

Being all of **Unit B on Lot No. 5 as shown on Exhibit "C" to the Master Deed for Lone Oak Park Condominium,** of record in Book 6108, page 332, Register's Office for Davidson County, Tennessee, including an undivided interest in the common elements set forth in said Master Deed, having originally been a part of Lot No. 5, as shown on the Plan of Lone Oak Park of record in Book 5800, Page 211, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Lone Oak Park Condominium Apartments contained in the Master Deed record in Book 6108, page 332, and By-Laws appended thereto and amended in Instrucment No. 20090213-0012803, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Paul S. Beard, unmarried by Warranty Deed dated April 23, 2010 from Marc Jenkins, married, appearing of record in Instrument No. 20100526-0040370, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

This is **improved** property known as **4230 Lone Oak Rd., Unit B, Nashville, Tennessee 37215.**

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, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the **6th** day of **April, 2020**.

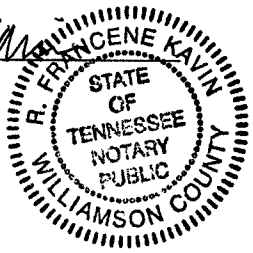
Paul S. Beard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paul S. Beard,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 6th day of April, 2020.

R. Francene Kavin
NOTARY PUBLIC



My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

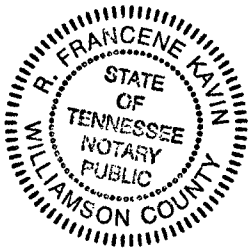
The actual value or consideration, whichever is greater, for this transfer is $398,900.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of April, 2020.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 10/31/2020



File No. 20035888

Electronic Document Certification

I, **Lisa D. Turner**, 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.

Lisa D. Turner

SWORN to and subscribed before me,
this the 6th day of April, 2020.

Patricia A. Miller
NOTARY PUBLIC

My commission expires: 05/23/2023

PATRICIA A. MILLER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Lisa D. Turner**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and further who specifically acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 6th day of April, 2020.

Patricia A Miller
NOTARY PUBLIC

My commission expires: 05/23/2023

PATRICIA A. MILLER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY