Karen Johnson Davidson County
Batch# 383792 DEEDWARR
04/09/2020 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20200409-0037545

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28257

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer T. Stegmann	New Owner	MAP 131-05-0B-
332 Summit Ridge Circle		PARCEL 332.00
Nashville, TN 37215		
(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, **Christy Ann Watkins, formerly Christy Allen, an unmarried woman**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer T. Stegmann, an unmarried woman**

HEREINAFTER CALLED THE GRANTEE, HER 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. 332 as shown on the Plan of Four Season, a Condominium Development, together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth in the Master Deed establishing Four Season, a Condominium, of record in Book 6841 , Page 349, as amended in Book 6847, Page 122 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christy Allen, an unmarried person by Warranty deed from Brooke Hamilton, a Single Person of record in Instrument No. 20020812-0097378 Register's Office for Davidson County, Tennessee, dated June 18, 2002 and recorded on August 12, 2002. Christy Allen is now known as Christy Ann Watkins.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2) Subject to all matters shown on the Plan of record in Plat Book 5050, Page 30; (3) the Master Deed establishing a Horizontal Property Regime of Four Seasons Condominiums of record in Book 6841, Page 349, amended in Book 6847, Page 122; (4) Charter for the Homeowners' Association of record in Book 6855, Page 917, amended in Book 8176, page 697; (5) Easements for ingress and egress of record in Book 6869, Page 157, book 6869, page 162, Book 6870, page 966 and Book 7776, page 899, Book 5158, Page 230; (6) Deed of Conveyance of sewer lines of record in Book 5271, Page 430; (7) Underground Utility Easement of record in Instrument Number 20010912-0099679: (8) Engineer's Letter and Report of record in Book 6847, Page 125; (9) Agreement of record in Book 5388, Page 503 (10) Agreement in Deed of record in Book 4821, Page 20; (11) Subject to rights of others in and to the common areas and/or elements.; (12) All visible easements; (13) All applicable governmental and zoning regulations.

This is IMPROVED property known as **332 Summit Ridge Circle, Nashville, TN 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, her 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 the 7th day of April, 2020.

Christy Ann Watkins

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 **Christy Ann Watkins** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of April, 2020.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

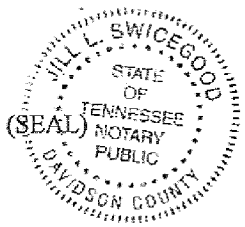
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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