WARRANTY DEED

Karen Johnson Davidson County
Batch# 392289 DEEDWARR
04/27/2020 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $673.40
20200427-0043957

O-KW-20-258

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shante McDonald	Same	
(NAME)	(NAME)	**043-10-0C-041.00-CO**
258 Jenna Circle		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PETER G. WISE, JR., A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHANTE MCDONALD, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 41 on the Plan of Bixler Farms Townhomes. Phase I, a Horizontal Property Regime with Private Elements, created under Title 67. Section 27-101, et seq., as amended, Tennessee code annotated, as Established by Declaration of Covenants, Conditions and Restrictions of Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument no. 20070213-0018434, Register's office for Davidson County, Tennessee, Including without limitation the by-laws 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 Bixler Farms Townhomes, Phase I, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument no. 20070213-0018434. Register's office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Peter G. Wise, Jr, unmarried by Warranty deed from Bixler Farms, LLC, a Tennessee limited liability company of record in Instrument No. 20091012-0094465 Register's Office for Davidson County, Tennessee, dated October 07, 2009 and recorded on October 12, 2009.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Bixler Farms Townhomes, a horizontal property regime with private elements of record in Instrument No. 20070213-0018434, and in Instrument No. 20160115-0004365, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement to Madison Suburban Utility District of record in Book 2991, Page 287, in the Register's Office for Davidson County, Tennessee.
- Easement to Bellsouth of record in Instrument No. 20070521-0060525, in the Register's Office for Davidson County, Tennessee.
- Easement and Maintenance Agreement of record in Instrument No. 20100317-0020036, in the Register's Office for Davidson County, Tennessee.
- Detention Facility and Easement Agreement of record in Instrument No. 20051129-0143580, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 6193, Page 129, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20060526-0062409, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument No. 20060526-0062495, in the Register's Office for Davidson County, Tennessee.

• Easement Grant and Agreement to Remove House of record in Instrument No. 20051129-0143579, in the Register's Office for Davidson County, Tennessee.
• Transmission line easement of record in Book 1196, Page 207, in the Register's Office for Davidson County, Tennessee.
• Sanitary sewer easement of record in Book 8870, Page 845, in the Register's Office for Davidson County, Tennessee.
• Notice of Interest in Real Estate of record in Instrument Number 20160115-0004365, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 8358, Page 65, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenance of record in Instrument Number 20060727-0091055, in the Register's Office for Davidson County, Tennessee.
• Bixler Farms Townhomes Corporation Rules & Regulations of record in Instrument Number 20161006-0106099 and Affidavit 201809040087251, in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **258 Jenna Circle, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 hand(s) this the ____ DAY OF APRIL, 2020.

Peter G. Wise, Jr.

Melanie Wise, by her attorney in fact, Peter G. Wise, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,PETER G. WISE, JR , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MELANIE WISE, and who acknowledged he/she/they executed the same as the free act and deed of the said MELANIE WISE..

Witness my hand and official seal, this the 1st day of APRIL, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,PETER G. WISE, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of of APRIL, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, a notary public for this county and state, Jill Neely who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Michelle Jones

Notary's Signature

My Commission Expires:_____

Notary's Seal (If on paper)

