WARRANTY DEED

Karen Johnson Davidson County
Batch# 409102 DEEDWARR
06/02/2020 12:47:12 PM 2 pgs
Fees: $13.00 Taxes: $1,319.05

20200602-0056544

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,500.00.

Frances Lyn Wikstrom-Conard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2020.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 5/2/2022
(AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0317

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Frances L. Wikstrom-Conard, unmarried	NEW OWNER	Map: 096020A01500
(NAME) 823 Cedarstone Way	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY-SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($356,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STANLEY SCOTT LINDSEY AND WIFE, MELANEE B. LINDSEY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FRANCES L. WIKSTROM-CONARD, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 15, on the Plan of The Bluffs of Cedarstone of record in Master Deed of record in Instrument 20070625-0075380, and amended in Instrument 20070720-0086753, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Stanley Scott Lindsey and wife, Melanee B. Lindsey, by deed from Donelson Cedarstone Associates, II, L.P., a Tennessee limited partnership, of record in Instrument No. 20070820-0099300, dated August 17, 2007, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 547, Page 111 and 112 and Instrument No. 20060407-0040430, said Register's Office; (3) Sanitary Sewer Easements of record in Book 5223, Page 479; Book 4872, Page 55; Book 4872, Page 49; Book 4797, Page 942; Book 9781, Page 299; Instrument 20060815-0100309; Instrument 20060407-0040205; and Instrument 20061122-0144864, said Register's Office; (4) Flowage Easement of record in Book 2274, Page 528, said Register's Office; (5) Ingress and Egress Easement of record in Book 3499, Page 531, said Register's Office; (6) 20 Foot Roadway Easement of record in Book 1558, Page 359, said Register's Office; (7) Charter for Homeowner's Association of record in Instrument 20060929-0121057, said Register's Office; (8) Water Main Easement of record in Book 9781, Pages 303 and 307, said Register's Office; (9) Declaration of Reciprocal Easements of record in Instrument 20061006-0124722, said Register's Office; (10) Storm Water Detention Agreement of record in Instrument 20060815-0100303, and Instrument 20060406-0039502, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20070625-0075380; Instrument 20070720-0086753, Instrument 20120905-0080134; Instrument 20160208-0011939, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 823 Cedarstone Way, Nashville, TN 37214
(House No.) (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 our hands this 28th day of May, 2020.

Stanley Scott Lindsey

Melanee B. Lindsey

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 Stanley Scott Lindsey and Melanee B. Lindsey, 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, 28th day of May, 2020.

My Commission Expires: 7/15/20

Notary Public

