Karen Johnson Davidson County
Batch# 411085 DEEDWARR
06/05/2020 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20200605-0058196

Name and Address of New Owner:
Conner Mackinley Dibenedetto
701 Longhunter Court
Nashville, TN 37217

Send Tax Statements To:
FirstBank
318 Seaboard Lane, Suite 205
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-20040663

Map and Parcel: 135-08-0A-701.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maureen Britt and Stephan Britt, wife and husband**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Conner Mackinley Dibenedetto, 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:

Land in Davidson County, Tennessee, being Unit No. 701 of Tract No. 19, Site Plan Nashboro Village Nineteen Condominium, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Tract No. 19, Site Plan Nashboro Village Nineteen Condominium of record in Book 5200, page 80, in said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Maureen Britt and Stephan Britt, wife and husband by Warranty Deed from John Black of record in Instrument No. 20191011-0104586 Register's Office for Davidson County, Tennessee, dated October 9, 2019 and recorded on October 11, 2019.

This conveyance is subject to the following:Subject to all matters shown on the Plan of record in Plat Book 5200, Page 80; Subject to all matters shown on the Plan of record in Plat Book 4660, Page 85; The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Nashboro Village Nineteen Condominiums of record in Book 5333, Page 957; By-Laws of Nashboro Village Nineteen of record in Book 5333, Page 999; Covenants, Conditions and Restrictions of record in Book 4827, Page 14, Supplemental in Book 5469, Page 840; Charter of Nashboro Village Nineteen Homeowner's Association of record in Book 5344, Page 959 and Book 4828, Page 834; Overhead Line Easement of record in Book 4821, Page 107; Quitclaim Deed for common areas to Nashboro Village Homeowner's Association of record in Book 8524 Page 546; Easement of record in Book 4821, Page 105 and Book 4915, page 78, Book 4915, page 80; Grant of Easement of record in Instrument Number 20170717-0071705; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 701 Longhunter Court, Nashville, TN 37217

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 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 26th day of May, 2020.

Maureen Britt

Stephan Britt

State of Tennessee

County of Rutherford

Personally appeared before me, Maureen Britt and Stephan Britt with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th of May, 2020.

Notary Public
My Commission Expires:

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00.

Affiant Signature

Subscribed and sworn to before me, this 26th day of May, 2020.

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires:

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally appeared before me, Jessica L. Tolley, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/20/2022

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY