File No.

WARRANTY DEED

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/15/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Donald R. Barrett, Jr., Esq.
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 415323 DEEDWARR
06/16/2020 09:05:30 AM 5 pgs
Fees: $28.00 Taxes: $1,535.50
20200616-0061686

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Kenneth E. Holmes	NEW OWNER	083-02-0M-002.00-C
(NAME)	(NAME)	
1519B McKennie Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 considerations, the receipt of which is hereby acknowledged, (I / We), ANNA K. TALAGA, a single person, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Kenneth E. Holmes, unmarried man, hereinafter called the grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to Anna K. Talaga by Warranty Deed from Redstone Equity LLC, dated 03/09/2017, of record in Instrument 201703100023646, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to:

See Exhibit "B" for Exceptions

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 (6) easements, restrictions, building setback lines, covenants, agreements and mineral exceptions, if any, of record

unimproved ☐

This is improved ☒ property, known as 1519B MCKENNIE AVENUE, NASHVILLE, TN 37206
(House Number) (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 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 hands this 14 day of May, 2020.

Anna K. Talaga
ANNA K. TALAGA

STATE OF New Jersey

COUNTY OF Middlesex

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ANNA K. TALAGA, 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 at office this 14 day of May, 2020.

Commission expires:

Junel Hutchinson
Notary Public

File Number:

RETURN TO:

Junel Hutchinson
Notary Public ID# 2416504
State of New Jersey
My Commission Expires on January 24, 2022

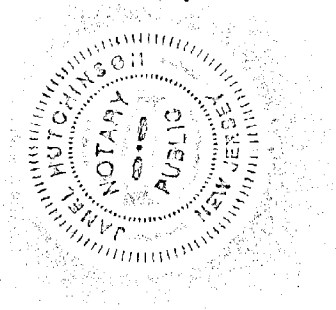


EXHIBIT "B"

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Rights or claims of parties in possession not shown by the public records.

3. Easements, or claims of easements, not shown by the public records.

4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. Restrictions upon the use of the premises not appearing in the chain of title to the land.

8. Taxes for 2020 and subsequent years, a lien not yet due and payable.

9. Covenants, conditions, easements and restrictions recorded in Instrument 201510200106737, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Note: A breach or violation of the above noted restrictions will not cause a forfeiture or reversion of title.

10. Notice of Completion recorded 12/15/2016 of record in Instrument 201612150131500.Register's Office for Davidson County, Tennessee

11. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B of 1519 McKennie Avenue Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1519 McKennie Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151020-0106737, 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 units, property, co-owners and tenants of 1519 McKennie Avenue Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151020-0106737 and Bylaws appended thereto as Exhibit "C" said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

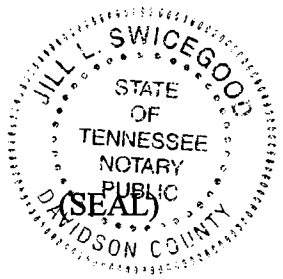
Attorney or Custodian

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 Christopher R. Jackson, 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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