WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 2020

Notary Public

MY COMMISSION EXPIRES: (AFF

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires October 23, 2023

Karen Johnson Davidson County
Batch# 424937 DEEDWARR
06/24/2020 11:32:37 AM 2 pgs
Fees: $13.00 Taxes: $841.75

20200624-0068109

G-OPT-20-5170

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)
Melissa Fonsay Stevenson	CMG Financial	
(NAME)	(NAME)	
5170 Hickory Hollow Parkway #262	3160 Crow Canyon Rd	**163-05-0B-061.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	STE 400, SAN RAMON, CA 94583	
(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, **LES D. WALROND, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELISSA FONSAY STEVENSON, UNMARRIED,** 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 Lot No. 61 on the Plan of Mill Park (Formerly Hickory Hollow Townhomes), Phase II, a Horizontal Property Regime (Private Element) of record in Plat at Instrument No. 20000706-0066999, in the 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 Les D. Walrond, unmarried by Warranty deed from Christian C. Bennerman, married of record in Instrument No. 20080107-0001754 Register's Office for Davidson County, Tennessee, dated December 14, 2007 and recorded on January 07, 2008.

Les D. Walrond having since married. Kesha L. Walrond joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20000706-0066999, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10719, Page 425, as amended in Book 11167, page 757, Instrument No. 20010712-0074528, Instrument No. 20011016-0112643, Instrument No. 20020507-0055107, Instrument No. 20021017-0127808, Instrument No. 20050131-0011265, Instrument No. 20110208-0011084, Instrument No. 20080304-0021743, Instrument No. 20140902-0079467 and Instrument No. 20141231-0119109, Register's Office for Davidson County, Tennessee.
- By-Laws of Mill Park of record in Book 10719, Page 464, as amended in Book 11167, Page 759, in the Register's Office for Davidson County, Tennessee.
- Charter of Mill Park Homeowner's Association of record in Book 10719, Page 419, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Mill Park Homeowner's Association of record in Book 11221, Page 249, in the Register's Office for Davidson County, Tennessee.
- Detention Pond Agreement of record in Book 10506, Page 278, in the Register's Office for Davidson County, Tennessee.
- Easement for Bell South of record in Book 11378, Page 991, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for open space of record in Instrument Number 20010712-0074529, in the Register's Office for Davidson County, Tennessee.
- Mill Park Homeowner's Association Rules and Regulations of record in Instrument Number 20160223-0017010 and Instrument No. 20161028-0113925, in the Register's Office for Davidson County, Tennessee.

- Easement to Bell South of record in Book 11378, page 991, Register's Office for Davidson County;
- Subject to As-Built Certificates of record in Book 11315, page 157 and 159, Book 11674, page 536, and Book 11737, page 439, Register's Office for Davidson County
- Easement to Comcast of Nashville, LLC of record in Instrument Number 20170206-0012426, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plat Book 9700, pages 538 and 539, Register's Office for Davidson County;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5170 Hickory Hollow Parkway #262, Antioch, Tennessee 37013**.

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 22nd DAY OF JUNE, 2020.

Les D Walrond by Attorney in Fact

Les D. Walrond by Margaret Means,
Attorney in Fact

Kesha L Walrond by Attorney in Fact

Kesha L. Walrond by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of June, 2020.

Dawn Martin

Notary Public
My Commission Expires: 10/2/23
(SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of June, 2020.

Dawn Martin

Notary Public
My Commission Expires: 10/2/23
(SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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