WARRANTY DEED

Karen Johnson Davidson County
Batch# 429861 DEEDWARR
07/01/2020 03:02:29 PM 2 pgs
Fees: $13.00 Taxes: $1,102.60

20200701-0071498

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2023

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nikole Meier	Nikole Meier	053 08 0A 014.00
(NAME)	(NAME)	
2107 Lakeshore Drive	2107 Lakeshore Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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 **Jeffrey S. Wilson and Bridgette R. Wilson, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Nikole Meier, a single woman**, hereinafter called the GRANTEE(S), his/her/their 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. 2107 of Lakeshore Pointe Condominiums, Phase One, created under title 66, chapter 27, section 101 et seq. as amended, Tennessee code annotated, and as established by a Master Deed of record in Book 11053, Page 690, Register's Office for Davidson County, Tennessee, together with the undivided Percentage interest in the common elements Appurtenant to said unit. Reference is hereby made to the Plat of Lakeshore Point Condominiums, Phase One, of Record in Plat Book 9700, Page 704, said Register's Office, for a more Complete Identification and Description of said unit.

Being the same property conveyed to Jeffrey S. Wilson and Bridgette R. Wilson, husband and wife (Bridgette R. Wilson was erroneously typed as 1Bridgette R. Wilson) by Warranty Deed from Eric Michael Osborne, married, dated 03/24/2016 and recorded 03/29/2016, of record in Instrument 201603290029526, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020 and subsequent years, a lien not yet due and payable, which have been prorated as of the day of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Book 9700, Page 704, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded of record in Book 11053, Page 690, Amendment to the Master Deed recorded of record in Instrument No. 20121005-0091619, in the Register's Office for Davidson County; Rights of others under the terms and conditions contained in the By-Laws of record in Book 11053, Page 715, Register's Office for Davidson County, Tennessee; Charter of Incorporation of Lakeshore Pointe Condominiums Homeowners' Association, Inc., recorded of record in Book 11053, Page 747, in the Register's Office for Davidson County, Tennessee; Charter of Lake Shore Pointe Condominium, Inc., recorded of record in Book 10353, Page 830, in the Register's Office for Davidson County, Tennessee.

File No.: 793522
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: C-WES-20-2107

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.

unimproved ☐

This is improved ☒ 2107 Lakeshore Drive, Old Hickory, TN 37138

(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), his/her/their 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), his/her/their 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.

Effective the 30th day of June, 2020.

Jeffrey S. Wilson

Jeffrey S. Wilson

Bridgette R Wilson

Bridgette R. Wilson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey S. Wilson and Bridgette R. Wilson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of June, 2020.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122