Karen Johnson Davidson County
Batch# 435554 DEEDWARR
07/10/2020 02:49:20 PM 2 pgs
Fees: $13.00 Taxes: $777.00
20200710-0075696

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2020.

Notary Public
MY COMMISSION EXPIRES: 3/7/23
File No. G20-9567

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Connor Siegel (NAME)	new owner (NAME)	135-12-C-46CO
1907 Nashboro Village (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Lana Stebbins, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Connor Siegel, a single man**, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 46 on the Plan of a Horizontal Property Regime Private Element Plat, Nashboro Village, Tract 13, of record in Plat Instrument No. 20021230-0161681, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Lana Stebbins by Deed dated February 24, 2020 from Jeffery B. Pimpleton, recorded February 27, 2020, in Instrument Number 20200227-0021671, in the Official Records of Davidson County, Tennessee.

This is not the marital residence of Lana Stebbins.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Restrictions contained in an instrument of record in Book 4827, page 14, and subject to the By-Laws of Parkside Villas Homeowner's Association, Inc., of record in Instrument No. 20021211-0152727, as amended and replaced with the name Lakeside Villas Homeowner's Association, Inc., of record in Instrument No. 20020507-0056329, Registers's Office for Davidson County, Tennessee.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-ARE-20-1907

4. Easement for Sewer of record in Book 8870, Page 887, and page 932, and in Instrument No. 20021205-0150029, Register's Office for Davidson County, Tennessee.
5. Easement for Metro Government of record as recorded in Book 4868, apge 74, Book 47815, page 425, and Instrument No. 20010314-0024179, Register's Office for Davidson County, Tennessee.
6. Easement as recorded in Book 10110, page 854, Register's Office for Davidson County, Tennessee.
7. Easement for Public Right of Way Dedication of record in Book 4460, page 149-151, Register's Office for Davidson County, Tennessee.
8. Easement for Cable Television of record in Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.
9. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 4660, page 158, Register's Office for Davidson County, Tennessee.
10. Subject to Judgement of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, page 410, Register's Office for Davidson County, Tennessee.
11. Subject to agreements contained in License to use Fitness Center and Swimming Pools of record in Instrument No. 20020507-0056329, Register's Office for Davidson County, Tennessee.
12. Agreements in Special Warranty Deed of record in Instrument No. 20020507-0056328, Register's Office for Davidson County, Tennessee.
13. Rights of others in and to the common areas of and/or elements of Lakeside Villas.
14. Any and all visible easements lying on or across the property.
15. Rights or claims of parties in possession not shown by the public records.
16. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
17. The Plan of record in Instrument No. 20021230-0161681, said Register's Office.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1907 Nashboro Boulevard, 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 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. Whenever 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 7th day of July, 2020.

Lana Stebbins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of July, 2020, before me personally appeared Lana Stebbins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 7th day of July, 2020.

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066