This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7770

Karen Johnson Davidson County
Batch# 435718 DEEDWARR
07/13/2020 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20200713-0075915

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $349,900.00.

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2020.

Notary Public
My Commission Expires: 2/15/2021

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

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s)
Kathleen L. Senkier 3401 Golf Club Lane Nashville, TN 37215	Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity PO Box 961292 Fort Worth, TX 76161-0292	117-07-0F-038.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Golf Club, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kathleen L. Senkier**, hereinafter called the Grantee(s), his/her/their 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. 38, together with the appurtenant interest in the common elements of Brighton Court Condominiums, Phase Two, a horizontal property regime established by Master Deed of record in Book 6629, page 532, supplemented in Book 6912, page 158, and amended in Book 6912, page 163, Register's office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Golf Club, LLC, a Tennessee limited liability company by Warranty deed from Michael T. Green and Mary E. Green, husband and wife of record in Instrument No. 20181023-0104759 Register's Office for Davidson County, Tennessee, dated September 11, 2018 and recorded on October 23, 2018.

This is improved property located at: **3401 Golf Club Lane, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of July, 2020.

GRANTOR:

Golf Club, LLC, a Tennessee limited liability company

By: _____
James Myers, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Myers the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Authorized Agent of Golf Club, LLC a Tennessee limited liability company, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of July, 2020.

_____
Notary Public
My Commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

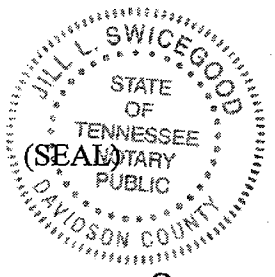
Attorney or Custodian

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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