THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728445

Karen Johnson Davidson County
Batch# 453824 **DEEDWARR**
08/10/2020 02:07:41 PM 2 pgs
Fees: $13.00 Taxes: $1,548.45

20200810-0088857

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $418,500.00.

Affiant

Subscribed and sworn to before me, this 4th day of August, 2020.

Notary Public
My Commission Expires: _____

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen McKay and Koyin Shih, and Meilissa McKay 3000 Vanderbilt Place #415 Nashville TN 37212	10 Rome Drive Westford, MA 01886	Tax Parcel ID No. 104-02-4B-415.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kendrick Marie Campbell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Koyin Shih and Stephen McKay, wife and husband, and Meilissa McKay, a single woman, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 415 of Bristol West End, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End of record in Instrument Number 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, and Instrument No. 20101130-0095113 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Kendrick Marie Campbell, unmarried by Warranty deed from George R. Boddie and Sandra Pierce Boddie, husband and wife of record in Instrument No. 20160419-0037514 Register's Office for Davidson County, Tennessee, dated April 15, 2016 and recorded on April 19, 2016.

The execution of this instrument is effected by the signature of Helen Kendrick Campbell as Attorney-in-fact for Kendrick Marie Campbell, which Power of Attorney is recorded in Instrument No. 20200810-0088856, in said register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of the Final Plat of Bristol Development Group Vanderbilt Place of record in Instrument Number 20060801-0093560, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-SB-CT-20-3101

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bristol West End of record in Instrument Number 20070503-0053313, amended in Instrument Number 20070629-0077729, Instrument Number 20081016-0104201, Instrument Number 20101130-0095113 and Instrument No. 20151228-0130187, Register's Office for Davidson County, Tennessee.

Declaration of Restrictive Covenants of record in Book 161, Page 77, Book 332, Page 8 and Instrument Number 20050105-0001970, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument Number 20040615-0070569, in the Register's Office for Davidson County, Tennessee.

Easement for construction and access of record as Instrument Number 20060320-0031877 and re-recorded in Instrument Number 20060405-0039176, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20050603-0062976, in the Register's Office for Davidson County, Tennessee.

Urban Zoning Overlay of record as Metro Ordinance No. B62000-364 made applicable by Ordinance No. BL2000-476 of record in The Metropolitan Clerk's Office for Davidson County, Tennessee.

This is improved property located at 3000 Vanderbilt Place #415 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 4th day of August, 2020.

Kendrick Marie Campbell by Helen Kendrick Campbell Attorney in Fact

Kendrick Marie Campbell by Helen Kendrick Campbell as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Helen Kendrick Campbell , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Kendrick Marie Campbell and that she is authorized by Kendrick Marie Campbell to execute this instrument on her behalf.

WITNESS my hand, at office, this 4th day of August, 2020.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022