WARRANTY DEED

Karen Johnson Davidson County
Batch# 459207 DEEDWARR
08/18/2020 11:04:30 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20200818-0092683

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $525,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF AUGUST, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1889LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Adam Lee Meidinger and Kristi Anne Schechterly	Same	091 13 0 173.00
429B Westboro Drive		
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRIAN A. CHESTER, UNMARRIED*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**ADAM LEE MEIDINGER AND KRISTI ANNE SCHECHTERLY,
BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 429B Westboro Drive, Nashville, TN 37209

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/or 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/or 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 hand on the 14th day of August, 2020.

Brian A. Chester

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, BRIAN A. CHESTER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of August, 2020.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

file # 20-1889LA

EXHIBIT A - LEGAL DESCRIPTION

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 429 Westboro Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 429 Westboro Townhomes, a Horizontal Property Regime, of record in Instrument Number 20190924-0097064, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Brian A. Chester, by Warranty Deed from Emmy Hendrick, Successor Trustee of The 429 Westboro Dr Trust, of record in Instrument No. 20190718-0070505, in the Register's Office of Davidson County, Tennessee, dated July 17, 2019 and recorded on July 18, 2019.

Being part of the same property conveyed to Josh Terry, Trustee of The 429 Westboro Dr Trust by Warranty Deed from Rachel E. McMullin, unmarried of record in Instrument No. 20190606-0054260, Register's Office for Davidson County, Tennessee, dated June 4, 2019 and recorded on June 6, 2019.

The said Josh Terry, having resigned as Trustee and the said Emmy Hendrick having been appointed as Successor Trustee under The 429 Westboro Dr Trust.

Being part of the same property conveyed to Rachel E. McMullin, unmarried by Warranty deed from Vivian R. McKinney, unmarried of record in Instrument No. 20050303-0023267 Register's Office for Davidson County, Tennessee, dated February 28, 2005 and recorded on March 3, 2005.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 091 13 3K 002.00

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One Westboro Subdivision, as recorded in Plat Book 1424, Page(s) 18.

5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190924-0097064.

Certificate of Authenticity

John A Bell Sr, 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.

State of: Tennessee
County of: Davidson

Signature

Personally appeared before me Diane Cockrum, a notary public for the county and state, John A Bell Sr, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021

Notary's Seal (if on paper)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY