WARRANTY DEED

Karen Johnson Davidson County
Batch# 459332 **DEEDWARR**
08/18/2020 02:15:34 PM 2 pgs
Fees: $13.00 Taxes: $508.38

20200818-0092859

JM-SB-VRES-20-1301-B18

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,400.00.

Angelina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Angelina Lewis	**NEW OWNER**	
(NAME) **1301 Neelys Bend Rd. B18**	(NAME)	**052-16-0A-018.00-CO**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **THERESA FLOWERS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANGELINA LEWIS, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Apartment Unit No. B-18 of Neely's Bend Condominium created under Title 64, Sections 2701, et seq as amended, Tennessee Code Annotated and as established by Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit in said Master Deed, which reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, Page 200, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Theresa Flowers, unmarried by Warranty deed from Phillip Husari, a single person and Salim Husari, a single person, as tenants in common with rights of record in Instrument No. 20181211-0120634 Register's Office for Davidson County, Tennessee, dated November 19, 2018 and recorded on December 11, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Book 5200, Page 200, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Neely's Bend Condominium of record in Book 5483, Page 86, and amended by Instrument No. 20020705-0080848 and Instrument No. 20040527-0062519 and Appointment of Successor Trustee recorded in Instrument No. 20070627-0076714, Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Book 5476, Page 765 and Book 5483, Page 141, in the Register's Office for Davidson County, Tennessee.
- Grant of Utility Line Easement of record in Instrument Number 20040624-0075203, in the Register's Office for Davidson County, Tennessee.
- Building Regulations of record in Book 8277, Page 314, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1301 Neelys Bend Rd. B18, Madison, Tennessee 37115**.

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 assigns forever; and we co 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 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/our hand(s) this the 14th DAY OF AUGUST, 2020.

Theresa Flowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14th of August, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212