Karen Johnson Davidson County
Batch# 471624 DEEDWARR
09/08/2020 11:36:15 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20200908-0101906

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Springer Investments, LLC 920 Potter Lane Nashville TN 37206	Springer Investments, LLC 920 Potter Lane Nashville TN 37206	007140B- 005.00CO

THIS INDENTURE, made this 4th day of September, 2020 between

Brenda Haynes Roberts, fka Brenda Haynes

of Robertson County, Tennessee, hereinafter referred to as **Grantor**, and

Springer Investments, LLC

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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

Unit No. 5 of Building A on the Plan of Magnolia Station-Phase One, a Condominium, created under the provisions of T.C.A. Section 64-27-101, et. seq, as amended, and as established by a Master Deed recorded as Instrument No. 20030827-0124444, Register's Office for Davidson County, Tennessee, and as amended in the Amendment to Master Deed recorded as Instrument No. 20041001-0118510, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to the said unit, as shown on the Plan of record filed as Exhibit B to the said Amendment to Master Deed, to which Plan reference is hereby made for a more complete description of the property, the Unit conveyed and the Common Areas referred to herein.

BEING the same property conveyed to Brenda Haynes, an unmarried woman by Warranty Deed dated 5/25/2018 from Victor Cunningham and Kathy Cunningham, husband and wife of record in Instrument No. 20180530-0051545, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1900 Tinnin Rd., Unit 5, Goodlettsville TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2020 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the ~~said~~ Grantor hereunder sets his/her hand and seal the day and year first above written.

Brenda Haynes Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Brenda Haynes Roberts, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 4th day of September, 2020.

Notary Public
My Commission Expires: 7/3/2023



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $330,000.00.

Affiant

Sworn to and subscribed before me, this 4th day of September, 2020.

Notary Public
My Commission Expires: 7/3/2023

