Box 14

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 474566 DEEDWARR
09/14/2020 09:41:31 AM 2 pgs
Fees: $13.00 Taxes: $602.73

20200914-0104250

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF September, 2020.

Notary Public

MY COMMISSION EXPIRES: 6/9/23
(AFFIX SEAL)

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tamara G. Bavendam | U.S. Bank National Association | |
| (NAME) | (NAME) | |
| 2929 Selena Dr., # 131 | P.O. Box 20005 | 119 14 0A 131.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Owensboro, KY 42304-0005 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AMANDA CAREE ALMOND, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAMARA G. BAVENDAM, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEES, 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. 131 on the plan of Kingswood Condominiums, of record in Plat Book 4955, Page 25, as amended in Plat Book 5200, Page 520, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in Exhibit "C" of the Master Deed of record in Book 5552, Page 723, as amended in Book 6058, page 320, said Register's Office.**

**Being the same property conveyed to Amanda Caree Rich, unmarried, by Warranty Deed from Kendall Moore, unmarried, of record in Instrument No. 20080701-0067807, in the Register's Office of Davidson County, Tennessee, dated June 30, 2008 and recorded on July 01, 2008. Amanda Caree Rich has since married and is now known as Amanda Caree Almond. Amanda C. Almond and Amanda Caree Almond are one and the same.**

**This was not the marital residence for the Grantor.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 2929 Selena Dr., # 131, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 this 11th day of September, 2020

Amanda Caree Almond by Kevin Montgomery, attorney in fact

AMANDA CAREE ALMOND, BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

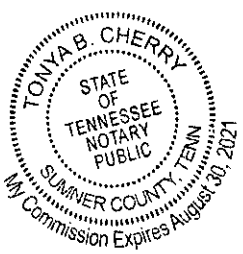
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of September, 2020, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Amanda Caree Almond and acknowledged that he executed the same as the free act and deed of Amanda Caree Almond

Witness my hand and official seal this 11th day of September, 2020.

Commission expires:




Notary Public