Karen Johnson Davidson County
Batch# 477225 DEEDWARR
09/17/2020 08:30:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200917-0106205

Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
1770 Kirby Parkway, Ste. 134
Memphis, TN 38138

Tax Parcel # 10402-3Q-008.00-CO

WARRANTY DEED

Owner & Property Address:
WILLIAM TIMOTHY NEWELL and
JANE KRISTYN SHEPHERD
201D Burns Avenue
Nashville TN 37203

Mail Tax Statement to:
Mr. Timothy Newell and
Mrs. Jane Shepherd
115 Saint Andrews Fairway
Memphis TN 38111

The GRANTOR, JANE KRISTYN SHEPHERD, does hereby bargain, sell, convey, and confirm all of grantor's right, title, and interest in and to the below-described property to:

WILLIAM TIMOTHY NEWELL and wife, JANE KRISTYN SHEPHERD, tenants by the entireties

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. 8 of 3208 Long Townhomes, A Townhome Planned Unit Development (A Horizontal Property Regime with Private Elements), 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 Declaration of Covenants, Conditions and Restrictions establishing 3208 Long Townhomes, A Townhome Planned Unit Development (A Horizontal Property Regime with Private Elements), of record in Instrument Number 20180628-0062581, 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 "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jane Kristyn Shepherd by Warranty Deed of record at Instrument Number 20190925-0097503 in the Register's Office of Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Subject to all matters shown on the Plan of record in Plat Book 421, Page (s0 82 and 83, Register's Office for Davidson County, Tennessee.
2. Subject to all matters shown on the Plan of record as Instrument Number 20160329-0029393, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions easements, charges, assessments and liens provided in the Covenants, conditions and Restrictions of record in Instrument Number 20180628-0062581, 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.
4. By-Laws of record in Instrument Number 20180703-0064377, in the Register's Office for Davidson County, Tennessee.
5. Charter for HOA of record in Instrument Number 20180621-0060069, in the Register's Office of Davidson County, Tennessee.
6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171031-0111651, in the Register's Office for Davidson County, Tennessee.

7. Sanitary Sewer Easement of record in Book 1174, Page 614, in the Register's Office for Davidson County, Tennessee.
8. Easement(s) retained in Ordinance No. BL2008-262, filed with the Metropolitan Davidson County Clerk.
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 201D Burns Avenue, Nashville, TN 37203.

This conveyance is intended to create a relationship as tenants by the entireties.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee and assigns in fee simple forever.

The Grantors do here covenant with said Grantees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

This is a transfer to create a tenancy by the entirety. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(3)(A).

IN TESTIMONY WHEREOF, this instrument has been executed this 3rd day of September, 2020, by the undersigned.

JANE KRISTYN SHEPHERD

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared JANE KRISTYN SHEPHERD, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 3rd day of September, 2020.

NOTARY PUBLIC

My Commission Expires:

MELISSA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 3-16-2021

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(3)(A).