THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-29046

Karen Johnson Davidson County
Batch# 479877 **DEEDWARR**
09/21/2020 11:39:10 AM 2 pgs
Fees: $13.00 Taxes: $3,903.50

20200921-0107941

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **1,055,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Kinser & Noelle Kinser		MAP 117-13-0B-
201 Kensington Park	New Owner	PARCEL 125.00-CO
Nashville, TN 37215		
(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, **Stephanie L. Urell, an unmarried woman, and Mary S. Genung, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James P. Kinser and Noelle C. Kinser, husband and wife**

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 Lot No. 201 on the Plan of Phase One of Abbottsford, a Planned Unit Development, of record in Plat Book 6250, pages 419 through 421, as amended in Book 6771, page 683, and corrected by Surveyor's Certificate of Correction of record in Book 6800, page 164, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephanie L. Urell, unmarried and Mary S. Genung, a married woman, as joint tenants with rights of survivorship by Warranty deed from Charlotte B. Wood, Trustee, Charlotte B. Wood Revocable Living Trust Agreement dated February 4, 2005, as amended of record in Instrument No. 20161115-0120368 Register's Office for Davidson County, Tennessee, dated November 10, 2016 and recorded on November 15, 2016.

This property is not the residence of Mary S. Genung and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 6250, Pages 419 through 421, as amended in Book 6771, Page 683, and corrected by Surveyors Certificate of Correction in Book 6800, Page 164; (3) Covenants, Conditions and Restrictions of record in Book 6537, Page 303; (4) Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford with By-Laws of Abbottsford Homeowners Association, Inc., appended thereto, of record in Book 8106, Page 1, as amended in Book 8627, Page 254; Book 9381, Page 876; Book 10458, Page 810; Instrument No. 20010330-0030930; Instrument No. 20010502-0045152; Instrument No. 20010514-0049648; Instrument No. 20131218-0127945; Instrument No. 20131218-0127946, Instrument No. 20131218-0127949; Instrument No. 20150511-0042928, Instrument No. 20160523-0051266, Instrument No. 20160523-0051264 and Instrument No. 20160523-0051265; (5) Charter of Abbottsford Homeowner's Association of record in Book 6548, Page 213; (6) Abbottsford Homeowners Association, Inc., Parking Rules of record in Instrument Number 20140307-0019563; (7) Abbottsford Homeowners Association, Inc., Leasing Rules of record in Instrument Number 20140408-0029142; (8) QuitClaim Deed for common areas to Abbottsford Homeowner's Association of record in Book 7175, Page 761; (9)Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6555, Page 328; (10) Easement(s) of record in Book 1037, Page 572 and Book 1286, Page 690; (11) Restrictive Covenants and Reciprocal Easements of record in Book 6478, Page 177 and amended in Book 6530, Page 242; (12) Subject to rights of others in and to the common areas and/or elements; (13) All visible easements; (14) All applicable governmental and zoning regulations.

This is IMPROVED property known as **201 Kensington Park, Nashville, TN 37215.**

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 our hand this the 18th day of September, 2020.

Stephanie L. Urell

Stephanie L. Urell

Mary S. Genung

Mary S. Genung

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephanie L. Urell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th day of September, 2020.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary S. Genung** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of September, 2020.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE