WARRANTY DEED

Karen Johnson Davidson County
Batch# 484974 DEEDWARR
09/29/2020 09:13:16 AM 2 pgs
Fees: $13.00 Taxes: $2,068.30

20200929-0111766

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$559,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of September, 2020.

Notary Public

My commission expires: 5/9/23
(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael Kent Walbeck **LeAnn Walbeck**	New Owner	**Map 083-10-0-F Parcel 001.00co**
1705 A Woodland Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brett Michaels and Megan Michaels, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Kent Walbeck and LeAnn Walbeck

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 A on the Plat of The Element at Woodland, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Element of Woodland, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20131216-0126896 and amended in Instrument No. 20140722-0065115, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of The Element at Woodland, a Horizontal Property Regime with Private Elements, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20131216-0126896, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Brett Michaels and Megan Michaels, husband and wife, by Warranty Deed dated July 31, 2014 from Woodland Street Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20140804-0069851, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown on Exhibit "B" of the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20131216-0126896, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions for The Element at Woodland, of record in Instrument No. 20131216-0126896 and amended in Instrument No. 20140722-0065115 and By-Laws and Attorneys Certificate appended thereto, Register's Office for Davidson County, Tennessee. (3) Charter for The Element at Woodland HOA, Inc., of record in Instrument No. 20150526-0048356, said Register's Office. (4) All matters as shown on the Plan of record in Book 57, Page 135, said Register's Office. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **1705 A Woodland Street, Nashville, TN 37206**

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 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/our hand(s) this **28th** day of **September, 2020.**

Brett Michaels

Megan Michaels

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Brett Michaels and Megan Michaels,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **September, 2020.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY