Karen Johnson Davidson County
Batch# 487710 DEEDWARR
10/01/2020 01:30:30 PM 2 pgs
Fees: $13.00 Taxes: $1,097.05
20201001-0113576

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $296,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF OCTOBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/19/2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1983LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Keller Medlin and Michelle Medlin	Studio Bank	
421 Van Buren Street	124 12th Avenue S. #400	082 09 0M 004.00
Nashville, TN 37208	Nashville TN 37203	

FOR AND IN 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,

JACLYN KIENZIE, NKA JACLYN MONIOT AND DAKOTA MONIOT, HUSBAND AND WIFE*

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

KELLER MEDLIN AND MICHELLE MEDLIN, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 4 of Van Buren Street Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Van Buren Street Townhomes, a Horizontal Property Regime, of record in Instrument No. 20060619-0072279, amendment recorded Instrument No. 20060727-0091088 and Instrument No. 20160930-0103314 and Supplement and Amendment recorded in Instrument No. 20070518-0059640, in the Registers office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit A to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jaclyn Kienzle, unmarried woman*, by Warranty Deed from Bernice Brandon, unmarried woman, of record in Instrument No. 20130624-0064168, in the Register's Office of Davidson County, Tennessee, dated June 20, 2013 and recorded on June 24, 2013.

* Jaclyn Kienzie, having since married Dakota Moniot is now known as Jaclyn Moniot.
* Dakota Moniot, spouse of the Grantor, joins in the execution of this instrument for the purpose of conveying any and all interest in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D.T. McGavock's First Addition, as recorded in Instrument No. 20020802-0092923.
4. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20020802-0092617; Instrument No. 20021213-0154068, Supplement and Amendment recorded in Instrument No. 20031208-0176006 and Amendment recorded in Instrument No. 20160930-0103316 and Declaration of Restrictive Covenants recorded in Instrument No. 20090116-0004233.
5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Van Buren Street Townhomes Condominium of record in Instrument No. 20060619-0072279, as amended by instrument(s) of record in Instrument No's. 20060727-0091088 and 20160930-0103314 and Supplement and Amendment recorded in Instrument No. 20070518-0059640; also subject to easements, rights and interests 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 building thereon.

This is improved property known as 421 Van Buren Street, Nashville, TN 37208

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 in 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 on the 1st day of October, 2020.

Jaclyn Moniot

Jaclyn Moniot

Dakota Moniot

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JACLYN KIENZIE NKA JACLYN MONIOT AND DAKOTA MONIOT, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of October, 2020.

Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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