WARRANTY DEED

Karen Johnson Davidson County
Batch# 490534 DEEDWARR
10/06/2020 01:13:40 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20201006-0115774

G-BR-20-3000-5

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Myron Wessel and Sherry Wessel	**Same as New Owner**	
(NAME)	(NAME)	**117-03-0A-005.00CO**
6124 Midway Road		
(ADDRESS)	(ADDRESS)	
Metropolis, IL 62960		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KARA LEA SWEETING AND HUSBAND, DANIEL T. SWEETING,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MYRON WESSEL AND SHERRY WESSEL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson county. Tennessee, being Unit 5, Versailles Apartments, as shown on plat of record in Plat book 5050, page 80, corrected in Book 5171, page 153, as established under Master Deed of record in book 5168, page 944, in the Registers Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Kara Lea Sweeting and husband, Daniel T. Sweeting by Warranty deed from Yina Li and Wei Ding, married of record in Instrument No. 20090421-0036150 Register's Office for Davidson County, Tennessee, dated April 10, 2009 and recorded on April 21, 2009.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 80, corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Versailles Apartments of record in Book 5168, Page 944, as amended in Book 7770, page 955 and Book 8434, page 719, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5168, Page 961, as amended in Book 5589, Page 367, Book 5659, page 641 and Book 5667, page 375, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5179, Page 858, in the Register's Office for Davidson County, Tennessee.
- Easement for Access of record in Book 4240, Page 209 and Book 5221, page 681, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer/Storm Drainage of record in Book 4158, Page 34, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 3531, Page 592, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20171127-0120858, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3000 Hillsboro Pike #5, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1st DAY OF OCTOBER, 2020.

Kara Lea Sweeting

Kara Lea Sweeting

Daniel T. Sweeting

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KARA LEA SWEETING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL T. SWEETING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212