Karer Johnson Davidson County
Batch# 491637 DEEDWARR
10/07/2020 02:43:59 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201007-0116604

This Instrument Prepared By:
McAfee & Taft A Professional Corporation
Two West Second Street, Suite 1100
Tulsa, OK 74103

Send Tax Bill to New Property Owner:
Janie B. Denning,
Trustee of the Janie B. Denning Revocable
Living Trust dated February 25, 2020
PO Box 6338
Maryville, TN 37802

Map/Parcel Numbers: 117-11-0J-218.00-CO

Exempt From Documentary Stamp Taxes Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F)

WARRANTY DEED

THIS WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **JANIE B. DENNING**, a married individual ("Grantor"), in favor of **JANIE B. DENNING, TRUSTEE OF THE JANIE B. DENNING REVOCABLE LIVING TRUST DATED FEBRUARY 25, 2020** ("Grantee").

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantee herein, its successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 218 of The Hillmont Condominiums, a horizontal regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074 and amended in Instrument No. 20050512-0053861, Register's Office for said County, to which reference is hereby made for more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Janie B. Denning in instrument No. 20190501-0040581 Register's Office for Davidson County, Tennessee, dated April 25, 2019 and recorded on May 1, 2019.

This conveyance is made subject to the matters set forth on Exhibit A.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee and its successors, heirs and assigns forever and Grantor warrants the title against all lawful claims of all persons whomsoever.

Whenever 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 this 28th day of July, 2020.

GRANTOR

Janie B. Denning

Janie B. Denning

STATE OF TENNESSEE)
COUNTY OF BLOUNT)

Personally appeared before me, Janie B. Denning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, of office, this 28th day of JULY, 2020.

Notary Public

My Commission Expires: 07·26·2023

CINDY C. FLOYD
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

WARRANTY DEED

EXHIBIT A

Permitted Encumbrances

1. Subject to all matters shown on the Plan of record in Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee.
2. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is 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 The Hillmont Condominiums of record in Instrument Number 20040209-0015685, and re-recorded in Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and further amended in Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee.
3. Right of Entry Agreement of record in Book 9821, Page 620, in the Register's Office for Davidson County, Tennessee.
4. Sewer Easement in Book 3921, Page 507, Register's Office for Davidson County, Tennessee.
5. Grant of Easement in Instrument Number 20110930-0075711, Register's Office for Davidson County, Tennessee.
6. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
7. Subject to rights of others in and to the common areas and/or elements.