THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201031358** Karen Johnson Davidson County Batch# 520793 **DEEDWARR** 11/24/2020 01:09:55 PM 2 pgs Fees: $ 3.00 Taxes: $1,021.20 20201124-0137936	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $276,000.00. Affiant Subscribed and sworn to before me, this 20th day of November, 2020. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: MK Rentals LLC 232 Glenstone Circle Brentwood TN 37027	Send Tax Bills To: WCA CPA Misty Bryan 430 Chestnut Street 4th floor Chattanooga TN 37402	Tax Information: Tax Parcel ID No. 171 02 0A 089.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael B. Walters** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MK Rentals LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 89, on the plan of Phase 3B, Brentwood Villa, as shown on plat of record in Book 6900, Page 329, in the Register's Office, of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael B. Walters, Unmarried, by Warranty Deed from Jon Phillip Kemp, of record in Instrument No. 20040601-0063903, in the Register's Office of Davidson County, Tennessee, dated May 26, 2004 and recorded on June 01, 2004.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 3B, Brentwood Villa, as recorded in Plat Book 6900, Page(s) 329.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brentwood Villa, as recorded in Plat Book 6900, Page(s) 4.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or

incorporated by reference into the Master Deed establishing Brentwood Villa Condominium of record in Book 6923, Page 943, as amended by instrument(s) of record in Book 7035, Page 115, Book 7101, Page 730; Re-Record in Book 7143, Page 18; Book 7266, Page 84; Book 7423, Page 574; as Amendment to Bylaws recorded in Book 7423, Page 567 and Book 8074, Page 564; and Appointment of Substitute Trustee recorded in Instrument No. 20071022-0124551; 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.

Easement for Water Mains and Appurtenances, recorded in Book 5155, Page 164.

Easement for Sanitary Sewer, recorded in Book 8127, Page 666.

Easement for Water Main, recorded in Book 8127, Page 782 and Book 8128, Page 17.

Easement for Force Main and Pumping Station, recorded in Book 8127, Page 802.

Easement for Constructing and Maintaining a Sewer Force Main, recorded in Instrument No. 20030707-0093162.

Easement for Gross and Right of Way, recorded in Instrument No. 20120124-0006661.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6385, Page 814.

This is improved property located at 232 Glenstone Circle Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of November, 2020.

Michael B. Walters

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael B. Walters, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2020.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY