WARRANTY DEED

Karen Johnson Davidson County
Batch# 534914 DEEDWARR
12/15/2020 03:13:01 PM 2 pgs
Fees: $13.00 Taxes: $895.40

20201215-0148101

T-BR-20-3919

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF DECEMBER, 2020.

MEGAN C. E. BELL
NOTARY PUBLIC
My Comm Exp. 06/11/2023
TENNESSEE
COUNTY OF CHEATHAM

Notary Public

MY COMMISSION EXPIRES:

(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)
Melvin L. Ray	**Bank of England**	
(NAME)	(NAME)	**175-04-0A-045.00-CO**
3919 Parks Retreat Dr.	**P.O. Box 3490**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Litlle Rock, AR 72203**	
(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, **MARY ELLEN BUTLER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELVIN L. RAY, A SINGLE MAN,** 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 all of Unit No. 24B, on the Plan of Phase Two, Park Place, as shown by Master Deed and By-Laws appearing of record in Instrument No. 20010214-0014161, re-recorded in Instrument No. 20010702-0069590, amended in Instrument No. 20011019-0114191, re-recorded in Instrument No. 20011212-0136927, amended in Instrument No. 20030710-0095634, all of which are revising Plat of record in Instrument No. 20020530-0065765, and re-recorded in Instrument No. 20030915-0134956, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Mary Ellen Butler, unmarried by Warranty deed from Landmark Homes of Tennessee, Inc., a Tennessee Corporation of record in Instrument No. 20051216-0151110 Register's Office for Davidson County, Tennessee, dated December 15, 2005 and recorded on December 16, 2005.

This conveyance is subject to:
- Taxes for the year 2021 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20010129-0008516 and revised in Instrument No. 20011019-0114191, Register's Office of Davidson County, Tennessee.
- 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 Park Place Subdivision A Planned Unit Development (Private Element) with By-Laws appended thereto, of record in Instrument Number 20010214-0014161 and re-recorded in Instrument No. 20010702-0069590, as amended by Instrument recorded as Instrument No. 20011019-0114191, re-recorded as Instrument No. 20011212-0136927, amended in Instrument No. 20030710-0095634, and re-recorded in Instrument No. 20030915-0134956 and amended in Instrument No. 20111115-0089064, Register's Office for Davidson County, Tennessee, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument Number 20081219-0121384, in the Register's Office for Davidson County, Tennessee.
- TVA Easement of record in Book 435, Page 507, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 11491, Page 719, Book 11539, Page 799, Book 11672, Page 447 and Book 5897, Page 191, in the Register's Office for Davidson County, Tennessee.
- Subject to building restriction lines, easements, right of way, notes, terms. conditions, restrictions and other

criteria as shown on the Plat(s) of record in Instrument Number 20020530-0065765 and Instrument No. 20030915-0134956, in the Register's Office for Davidson County, Tennessee.
• Subdivision Sign Easement of record in Instrument Number 200709280115673 and assignment of Easement 200712050140722, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20160601-0055268 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3919 Parks Retreat Dr., Antioch, Tennessee 37013**.

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 11th DAY OF DECEMBER, 2020.

Mary Ellen Butler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ELLEN BUTLER, 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 11th of December, 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