WARRANTY DEED

Karen Johnson Davidson County
Batch# 553137 DEEDWARR
01/13/2021 09:16:34 AM 2 pgs
Fees: $13.00 Taxes: $758.13

20210113-0005745

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ___ DAY OF JANUARY, 2021

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2020-2321

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Wayne Longnecker and Joy Longnecker	Broker Solutions Inc. dba New American Funding	
(NAME) 5304 Edmondson Pike #2	14511 Myford Rd, Suite 100 (NAME)	161-01-0A-072.00-CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Tustin CA 92780	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Gary W. Kinder and Stacie C. Kinder,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Wayne Longnecker and Joy Longnecker, 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:

Land in Davidson County, Tennessee, being Unit No. 5304-2 on the Plan of Danbury Condominiums, shown as Exhibit "C" to the Master Deed in Book No. 6612, Page No. 75, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Gary W. Kinder and Stacie C. Kinder by Special Warranty deed from Wells Fargo Bank, N.A., a national banking association of record in Instrument No. 20101004-0078938 Register's Office for Davidson County, Tennessee, dated September 28, 2010 and recorded on October 04, 2010. (Value of consideration shown in aforementioned deed $73,130.00.) Being also known as 5304 Edmondson Pike #2 5304-2 Nashville, Tennessee 37211.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of record in Book 4675, Page 65, Register's Office for 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 Danbury Homeowners Association of record in Book 6612, Page 75 and as amended in Book 11460, Page 631, Register's Office for Davidson County, Tennessee. Charter of Danbury Homeowner's Association of record in Book 6625, Page 510, in the Register's Office for Davidson County,

Tennessee. Easement of record in Book 6461, Page 530 and Book 7291, Page 879, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance to Metropolitan Government of Nashville of record in Book 6479, Page 278, in the Register's Office for Davidson County, Tennessee. Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof. 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.

This property, known as 5304 Edmondson Pike #2, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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/our hand(s) this 6th DAY OF JANUARY, 2021.

Gary W Kinder

Gary W. Kinder

Stacie C. Kinder

Stacie C. Kinder

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Gary W. Kinder and Stacie C. Kinder**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of January, 2021.

Notary Public
My commission expires: 7-20-2024

