PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

WARRANTY DEED

Karen Johnson Davidson County
Batch# 576476 DEEDWARR
02/24/2021 12:34:35 PM 2 pgs
Fees: $13.00 Taxes: $847.30

20210224-0023000

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/28/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Alex Reinhart and Nicole Reinhart	SEND TAX BILLS TO: Alex Reinhart and Nicole Reinhart	MAP-PARCEL NUMBERS
(NAME) 1212 Lavada Place	(NAME) 1212 Lavada Place	160140C04900CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(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, I, **Danielle White**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicole Reinhart and Alexander Reinhart, wife and husband,** 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. 749 on the Plan of Brentwood Trace Condominiums, Section II, of record in Plat Book 5200, Page (s) 376 and 377, Master Deed of record in 5818, Page 915, amendment to By-laws of record in Book 5868, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Danielle White, a single woman by Warranty deed from Luke C. Chapman and Caitlin R. Chapman, husband and wife of record in Instrument No. 20180712-0067498 Register's Office for Davidson County, Tennessee, dated July 10, 2018 and recorded on July 12, 2018. (Value of consideration shown in aforementioned deed $210,000.00.)

FOR INFORMATION PURPOSES ONLY: 749 Fox Ridge Drive 749 Brentwood, Tennessee 37207.

This conveyance is subject to all easements, restrictive covenants and conditions including those subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 376 and 377. 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, contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Trace of record in Book 5818, Page 915; Book 5524, Page 415 and Book 5545, Page 510. By-Laws of record in Book 5524, Page 424; Book 5537, Page 988; Book 5868, Page 70 and Book 5818, Page 925. Deed of Conveyance to Metropolitan Government of record in Book 6122, Page 419; Book 6122, Page 421; Book 5878, Page 461 and Book 5878, Page 489. Rules and Regulations of record in Book 5818, Page 949. Agreements for Dedication of Easement Water Mains and Appurtenances of record in Book 5155, Page 164 and Book 5155, Page 169. Storm Water Detention Agreement of record in Book 5861, Page 411. Creation of easement with reference to Plat in Book 4460, Page 110 and Book 4831, Page 125. 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 located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ / improved x property, known as 749 Fox Ridge Drive Brentwood, TN 37207
(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 hand this 22n day of February, 2021.

Danielle White

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Danielle White**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22 day of Feb, 2021.

Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21