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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 598058 DEEDWARR
03/23/2021 01:40:07 PM 2 pgs
Fees: $13.00 Taxes: $1,113.70

20210323-0038321

MJ-SB-VRES-21-1012

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,000.00.

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF MARCH, 2021.

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 3/25/2023
(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)
Michael Ross Garner	**NEW OWNER**	
(NAME)	(NAME)	
1012 Ashmore Drive	**NEW OWNER**	**161-06-0A-038.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **KRISTEN M. ALLEN, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL ROSS GARNER, unmarried 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 Unit No. 38 on the Plan of Oakhill Townhomes, Phase 2, Lot 2 as shown on Exhibit "A-1" to the First Supplemental Declaration to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Easements for Oakhill Townhomes of record in Plat at Instrument No. 20080325-0030014, 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 Kristen M. Allen, an unmarried woman by Warranty deed from Warran Todd O'Dell, unmarried of record in Instrument No. 20130507-0045798 Register's Office for Davidson County, Tennessee, dated May 02, 2013 and recorded on May 07, 2013.

This conveyance is subject to:
- Taxes for the year 2021.
- Plan of record in Plat Book 4460, Page(s) 76 and 77, Instrument Number 20070911-0108866 and Instrument No. 20080325-0030014, Register's Office of Davidson County, Tennessee.
- Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes with By-Laws appended thereto, of record in Instrument Number 20070614-0071397, as supplemented in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee.
- Deed conveying the open space/common area to Oakhill Townhomes Homeowners Association, Inc. of record in Instrument Number 20080909-0092190, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20070205-0014422, and Instrument No. 20070404-0040188, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1012 Ashmore Drive, Nashville, Tennessee 37211**.

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 ____ DAY OF MARCH, 2021.

Kristen M. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTEN M. ALLEN, 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 18th of March, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212