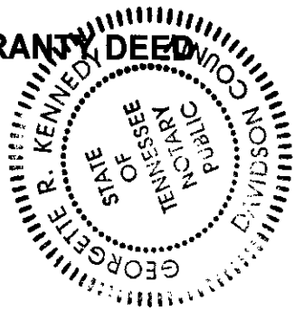
(1)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $689,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 01-06-25

(AFFIX SEAL)

Y-SB-VRES-21-1017

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 613863 **DEEDWARR**
04/13/2021 10:39:49 AM 2 pgs
Fees: $13.00 Taxes: $2,552.63

20210413-0048979

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Katherine Taylor Drummonds	NEW OWNER	
(NAME)	(NAME)	**118-01-0H-004.00-CO**
1017 Caruthers Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **BRENT LEE KENNINGTON, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE TAYLOR DRUMMONDS, A SINGLE WOMAN,** 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 D, Number 1017, as shown on the plan of The Cornerstone at Caruthers, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Instrument 200705210060485 as amended in Instrument 200804240042110, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Brent Lee Kennington, an unmarried man by Warranty deed from Adrian K. Lamballe, married of record in Instrument No. 20130920-0099215 Register's Office for Davidson County, Tennessee, dated September 18, 2013 and recorded on September 20, 2013.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan attached as Exhibit "B" to the Declaration and Master Deed for the Cornerstone at Caruthers of record in Instrument 200705210060485, amended in Instrument 200804240042110, and amended in Instrument No. 20170123-0007359, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Cornerstone at Caruthers of record in Instrument Number 20070521-0060485, amended in Instrument No. 20080424-0042110, and amended in Instrument No. 20170123-0007359, 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: **1017 Caruthers Avenue, Nashville, Tennessee 37204**.

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 12th DAY OF APRIL, 2021.

Brent Lee Kennington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENT LEE KENNINGTON, 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 12th of April, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY