Karen Johnson Davidson County
Batch# 646174 DEEDWARR
05/28/2021 03:48:43 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20210528-0072599

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(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)
Andrea Lynne Schilstra	**Fairway Independent Mortgage Corporation**	
(NAME) **838 Ashland Place Drive**	(NAME) **4201 Marsh Lane**	**069-06-0B-013.00-CO**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) **Carrollton, TX 75007**	
(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, **RIAN HOOPER AND CAILIN ELIZABETH CASSIDY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREA LYNNE SCHILSTRA, AN UNMARRIED 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 13, Ashland Place Townhomes, a Townhouse Planned Unit Development, as shown in the Declaration of Protective Covenants Conditions and Restrictions for Ashland Place Townhomes, a Townhouse Planned Unit Development, horizontal property regime with private elements, as Exhibit "B", of record in Instrument Number 20160826-0089473, as amended in Instrument Number 20161021-0111700, Instrument No. 20180530-0051597, 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 Rian Hooper and Cailin Elizabeth Cassidy, husband and wife by Warranty Deed from RWA / Place LLC, a Tennessee limited liability company of record in Instrument No. 20190719-0071121 Register's Office for Davidson County, Tennessee, dated July 18, 2019 and recorded on July 19, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160826-0089473 and amended in Instrument No. 20161021-0111700 and Instrument No. 20180530-0051597, Instrument No. 20180530-0051597, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20070302-0025691, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6570, Page 248, reformed by Order and Judgment in Book 8045, Page 982, in the Register's Office for Davidson County, Tennessee.
- Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Book 6785, Page 153 and Book 6910, Page 562, in the Register's Office for Davidson County, Tennessee.
- By-Laws for Ashland Place Owners Association Inc., of record as Exhibit "D", in Instrument No. 20160826-0089473, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20160609-0058481, in the Register's Office for Davidson County, Tennessee.
- Articles of record in Instrument Number 20160829-0090165, 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: **838 Ashland Place Drive, Nashville, Tennessee 37218**.

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 26th DAY OF MAY, 2021.

Rian Hooper

Cailin Elizabeth Cassidy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RIAN HOOPER, 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 26th of May, 2021.

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

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAILIN ELIZABETH CASSIDY, 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 26th of May, 2021.

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

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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