WARRANTY DEED

Karen Johnson Davidson County
Batch# 650273 DEEDWARR
06/07/2021 09:24:38 AM 2 pgs
Fees: $13.00 Taxes: $1,761.20

20210607-0075680

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $476,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William West and Alissa McKinnon	NEW OWNER	Parcel ID: 072 10 0D 004.00
(NAME)	(NAME)	
1720 Northview Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Amy L. Reynolds**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William West and Alissa McKinnon**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1718B of 1714 Northview Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1714 Northview Avenue Townhomes, a Horizontal Property Regime, of record in Instrument Number 20140710-0060712 and Scrivener's Affidavit recorded in Instrument No. 20140717-0063259 and Instrument No. 20150804-0077323, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Amy L. Reynolds, by Warranty Deed from KDS Investments General Partnership, a Tennessee general partnership, of record in Instrument No. 20170105-0001211, in the Register's Office of Davidson County, Tennessee, dated January 03, 2017 and recorded on January 05, 2017.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1720 Northview Avenue, Nashville, TN 37216

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 our hands this 4th day of June, 2021

Amy L. Reynolds

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Williams

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Amy L. Reynolds, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of June, 2021.

Notary Public

My Commission Expires: 03-17-24

(SEAL)