WARRANTY DEED

Karen Johnson Davidson County
Batch# 650308 DEEDWARR
06/07/2021 10:13:13 AM 2 pgs
Fees: $13.00 Taxes: $965.70

20210607-0075729

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $261,000.00

AFFIANT

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

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2316LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Susan K. Renner and Phillip E. Renner	New Owner	
828 Williamsburg West Drive		142 06 0C 020.00
Nashville, TN 37221		

FOR AND IN 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, WE,

THOMAS RAY ANGLAND, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PHILLIP E. RENNER AND SUSAN K. RENNER, HUSBAND AND WIFE

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. 15-A, on the Plan of Section 5, Doral Country Villa, of record in Plat Book 5050, Page 93, and as established by the Master Deed and Bylaws of record in Book 5011, Page 395, as amended in Book 5015, Page 251, Book 5194, Pages 134 and 136, Instrument 20070504-0053687 and Instrument 20070523-0061626, Registers Office for said County, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said 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 Thomas Ray Angland, an unmarried man, by Warranty Deed from Carl Thompson and wife, Dawn Thompson, of record in Instrument No. 20140414-0031081, in the Registers Office of Davidson County, Tennessee, dated April 09, 2014 and recorded on April 14, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 5 Doral Country Villa, as recorded in Plat Book 5050, Page(s) 93.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Section 5 Doral Country Villa Condominium of record in Book 5011, Page 395, as amended by instrument(s) of record in Book 5015, Page 251; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Section 5 Doral Country Villa Condominium of record in Book 5194 Page 134, as amended by instrument(s) of record in Book 5194, Page 136, Instrument No. 20070504-0053687 and Instrument No. 20070523-0061626; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is Improved property known as 828 Williamsburg West Drive, Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on this 4th day of June, 2021.

Thomas Ray Angland

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, THOMAS RAY ANGLAND, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of June, 2021.

Notary Public

My Commission Expires: 02/19/2024

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024