WARRANTY DEED

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-03-2023

T-SB-P-21-219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Dawn Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2021.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 670700 **DEEDWARR**
07/02/2021 11:34:11 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20210702-0090063

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Destiny Hanks **Michelle D. Bright-Hanks**	**Gardner Financial Services LTD**	
(NAME) **219 Ellington Pl**	(NAME) **3503 Paesanos Parkway**	**051-10-0B-072.00-CO**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **San Antonio, TX 78231**	
(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, **KENNETH G. REDDEN, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DESTINY HANKS, SINGLE, AND MICHELLE D. BRIGHT-HANKS, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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. 219, a Horizontal Property Regime, which is located on the plan of Ellington Place condominiums, according to Exhibit "A" on the Master Deed of record in Book 6984, Page 84, in the Register's Office of Davidson County, Tennessee, and being part of the land shown on the subdivision plat of Ellington Place Condominiums more particularly described in Plat Book 6250, Page 829, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kenneth G. Redden by Quitclaim deed from Betty P. Redden of record in Instrument No. 20051123-0141727 Register's Office for Davidson County, Tennessee, dated October 28, 2005 and recorded on November 23, 2005.

Further being the same property conveyed to Kenneth G. Redden and wife, Betty P. Redden by Warranty deed from Joyce D. Heer (formerly known as Joyce D. Redding), a single person of record in Instrument No. 20040421-0045225 Register's Office for Davidson County, Tennessee, dated April 19, 2004 and recorded on April 21, 2004.

KennethRedden and Kenneth G. Redden being one and the same person.

This conveyance is subject to:
- Taxes for the year 2021 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of Ellington Place Condominiums of record in Plat Book 6250, Page 829, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Ellington Place Condominium of record in Book 6984, Page 84 as amended in Instrument No. 20090603-0051203, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6984, Page 112, in the Register's Office for Davidson County, Tennessee.
- Appointment of Successor Trustee of Master Deed of record in Instrument Number 20021122-0145361, in the Register's Office for Davidson County, Tennessee.

- Charter for Homeowner's Association of record in Book 7000, Page 140, amended in Book 7291, Page 203, Book 7780, Page 215 and Book 8270, Page 507, in the Register's Office for Davidson County, Tennessee.
- Easement for right of way of record in Book 6772, Page 477, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Book 6700, Page 315, in the Register's Office for Davidson County, Tennessee.
- Shared equity agreement of record in Book 7167, Page 695, in the Register's Office for Davidson County, Tennessee.
- Conveyance of sanitary sewer of record in Book 7461, Page 874, in the Register's Office for Davidson County, Tennessee.
- Conveyance of water mains of record in Book 7461, Page 877, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **219 Ellington Pl, Madison, Tennessee 37115**.

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 28th DAY OF JUNE, 2021.

Kenneth G. Redden by Adam Jefferson, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Jefferson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KENNETH G. REDDEN, and who acknowledged he/she/they executed the same as the free act and deed of the said KENNETH G. REDDEN.

Witness my hand and official seal, this the 28th of June, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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