WARRANTY DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

O-VRES-21-149

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 752436 DEEDWARR
11/10/2021 10:17:31 AM 2 pgs
Fees: $13.00 Taxes: $1,085.95

20211110-0150097

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)
Layla G Frankel and Helen Julie Rosenberg	**Interlinc Mortgage Services, LLC**	
(NAME) **149 Cumberland Trace**	(NAME) **5875 N Sam Houston Pkwy West**	**073-16-0A-149.00-CO**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Houston, TX 77086**	
(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, **TIADORA KATHRYN RUNION, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAYLA G FRANKEL, AN UNMARRIED WOMAN, AND HELEN JULIE ROSENBERG, A MARRIED WOMAN, AS TENANTS IN COMMON,** 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. 149 on the Plan of Cumberland Trace, of record in Plat Book 5200, Page 724, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tiadora Kathryn Runion, an unmarried woman by Warranty deed from Alan Elder and wife, Joan L. Elder of record in Instrument No. 20200317-0029416 Register's Office for Davidson County, Tennessee, dated March 16, 2020 and recorded on March 17, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 724, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6218, Page 528, as amended in Instrument No. 20040405-0038158 and Instrument No. 20090825-0080066, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of record in Book 6218, Page 563, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of the Cumberland Trace Homeowners' Association of record in Instrument Number 20151103-0112087, and Affidavit recorded in Instrument No. 20151110-0114516, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Cumberland Trace Homeowners Association of record in Book 6218, page 525, in the Register's Office for Davidson County, Tennessee.
- Easement to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 4373, Page 83, in the Register's Office for Davidson County, Tennessee.
- Easement for conservation greenway of record in Instrument Number 20011024-0116288, in the Register's Office for Davidson County, Tennessee.
- Easement for reservation of right to use water, and ingress and egress of record in Book 635, Page 618, in the Register's Office for Davidson County, Tennessee.
- Easement for a 20-foot roadway of record in Book 1878, Page 164 and Book 2753, Page 60, in the Register's Office for Davidson County, Tennessee.
- Easement for and right to flood of record in Book 2203, Page 189, in the Register's Office for Davidson County, Tennessee.
- Easement for reservation of the right to draw water from a well of record in Book 3571, Page 194, in the

Register's Office for Davidson County, Tennessee.
• Easement for a well of record in Book 1126, Page 461, in the Register's Office for Davidson County, Tennessee.
• Easement granted to United States of America in connection with the Cheatham Lock and Dam Project on the Cumberland River, being known as Tract No. S-1901-E of record in Book 2281, Page 177, in the Register's Office for Davidson County, Tennessee.
• Easement for access to the Cumberland River of record in Book 4215, Page 423, in the Register's Office for Davidson County, Tennessee.
• Easement and use rights for ingress and egress, cultivation, and for sewer lines, taps and connections of record in Book 6113, Page 475, in the Register's Office for Davidson County, Tennessee.
• Easement for right to use spring, and reservation of the right to use water from a well with ingress and egress thereto, of record in Book 1422, Page 179, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20130517-0050098, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Book 6081, Page 854, 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: **149 Cumberland Trace, Nashville, Tennessee 37214**.

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 5 DAY OF NOVEMBER, 2021.

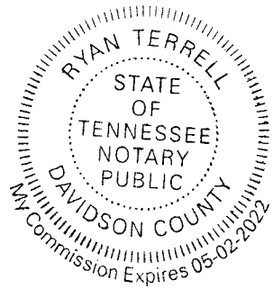
Tiadora Kathryn Runion

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIADORA KATHRYN RUNION, 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 5th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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