Karen Johnson Davidson County
Batch# 821377 DEEDWARR
03/14/2022 10:59:03 AM 2 pgs
Fees: $13.00 Taxes: $3,207.90
20220314-0029375

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $867,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF March , 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 05, 2024

File #22-KA-1521-A-V

THIS INSTRUMENT WAS PREPARED BY

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John C. Townsend and Lauren Sikes		
(NAME)	(NAME)	**072-16-4J-001-00**
1521 A Wayne Drive	(ADDRESS)	
(ADDRESS)		
Nashville, TN 37206		
(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, **PETER WARKER AND KATHLEEN MURNEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN C. TOWNSEND AND LAUREN SIKES, HUSBAND AND WIFE** 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 A on the Plan of 1521 Wayne Drive Cottages, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 1521 Wayne Drive Cottages, as set forth in Exhibit " B" of record in Instrument No. 20190401-0029395, 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 Kathleen Murney and Peter Warker, wife and husband by Warranty deed from Jackson Valley Land Partners, LLC of record in Instrument No. 20200121-0007366 Register's Office for Davidson County, Tennessee, dated January 13, 2020 and recorded on January 21, 2020.

This conveyance is subject to:
* Taxes for the year 2022, a lien not yet due and payable.
* Plan of record in Plat Book 1424, Page 79, Register's Office for Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument Number 20190401-0029395, Register's Office for Davidson County, Tennessee.
* Articles of Incorporation of record in Instrument Number 20190401-0029394, in the Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 1640, Page 81, in the Register's Office for Davidson County, Tennessee.
* Easement of record in Book 4096, Page 847, in the Register's Office for Davidson County, Tennessee.
* Articles of Incorporation of record in Instrument Number 20220201-0011491, 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 ____ **unimproved** __X___ **improved** property known as: **1521 A Wayne Drive, Nashville, TN 37206**.

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 11th day of March, 2022.

Peter Walker by KB as Attorney in Fact
Peter Warker by Kaz Arbogast, his Attorney-In-Fact

Kathleen Murney by KB as Attorney in Fact
Kathleen Murney by Kaz Arbogast, her 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, KAZ ARBOGAST, 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 PETER WARKER, and who acknowledged he/she/they executed the same as the free act and deed of the said PETER WARKER.

Witness my hand, at office, this 11th day of March, 2022.

Megan Paulus
Notary Signature
My commission expires: 3/7/23

MEGAN PAULUS
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, KAZ ARBOGAST, 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 KATHLEEN MURNEY, and who acknowledged he/she/they executed the same as the free act and deed of the said KATHLEEN MURNEY.

Witness my hand, at office, this 11th day of March, 2022.

Megan Paulus
Notary Signature
My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204