This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

ADDRESS NEW OWNER:
Alexander J. Armstrong
169 Bell Road Unit 15
Nashville TN 37217

SEND TAX BILL TO MORTGAGEE:
New Owner

Karen Johnson Davidson County
Batch# 844390 DEEDWARR
04/25/2022 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $897.25
20220425-0047038

MAP 136 130 B 015.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David J. Waynick and wife, Rebecca R. Waynick** hereinafter called the GRANTORS, have bargained and sold, and by these presents, does transfer and convey to **Alexander J. Armstrong, a single man** hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A parcel of land in Davidson County, Tennessee, Being Unit No. 15 as shown on the site plan of "The Golf Retreat at Nashboro", recorded as Exhibit "C" on the Master Deed for The Golf Retreat at Nashboro A Horizontal Property Regime, of record at Instrument No. 20150930-0099500 as amended in Instrument No. 20171214-0127715, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to David J. Waynick and Rebecca R. Waynick, by Deed of record in Instrument No. 201801190006032, Register's Office for Davidson County, Tennessee.

This is improved property known as 169 Bell Road, Unit 15, Nashville, Tennessee 37217.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants contained in an instrument of record in Instrument No. 20150930-0099500, as amended in Instrument No. 20171214-0127715 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Instrument No. 20150930-0099500, as amended in Instrument No. 20171214-0127715 , said Register's Office.
Subject to an easement for storm water of record in Instrument No. 20150423-0036517, in the Registers Office for Davidson County, Tennessee.
Subject to an easement for Sewer of record in Instrument No. 20150804-0076934, in the Registers Office for Davidson County, Tennessee.

GRANTORS make no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantors make no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or

purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantors and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 2nd day of March, 2022.

David J. Waynick

Rebecca R. Waynick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, David J. Waynick and Rebecca R. Waynick the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of March, 2022.

NOTARY PUBLIC

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $242,500.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of March , 2022.

NOTARY PUBLIC

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3.1.22 (date of document).

Affiant Signature

3.1.22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of March, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212