WARRANTY DEED

Karen Johnson Davidson County
Batch# 864395 DEEDWARR
05/27/2022 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20220527-0061953

G-VRES-22-146

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Matthew Steven Anderson	Bond Mortgage, LLC	
(NAME)	(NAME)	
146 Cedarwood Lane	318 Seaboard Ln. #310	**043-02-0A-146.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin, TN 37067	
(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, **DAVID G. GANT, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW STEVEN ANDERSON, A SINGLE MAN,** 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, described as follows, to-wit:

Unit Number L-146 on the Plan of Cedarwood Courtyard Homes, Phase 2, of record in Plat Book 5200, Page 60, Register's Office for Davidson County, Tennesse, together with the appurtenances interest in common areas limited common areas of Cedarwood Courtyard Homes, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to David G. Gant, a single man by Warranty deed from Richard Block, married of record in Instrument No. 20180626-0061611 Register's Office for Davidson County, Tennessee, dated June 21, 2018 and recorded on June 26, 2018.

This conveyance is subject to:
• Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 5200, Page 60, clarification in Book 5497, page 800, Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record in Plat Book 5200, Page 590, 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 5495, Page 661, and as amended in Book 6707, page 216; Book 9010, page 503; Book 9010, page 505 and Instrument No. 20070802-0092060, Register's Office for Davidson County, Tennessee.
• Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and allsewer, 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 Ceadrwood Condominiums of record in Book 570, Page 121, and as amended in Book 5776, page 741, Register's Office for Davidson County, Tennessee.
• Restrictions as contained in Book 5669, page 132; Book 6053, page 422; Book 6119, page 402; and Book 6216, page 434.
• Restrictions as contained in Book 5302, page 546, Register's Office for Davidson County, Tennessee.
• By-Laws of Cedarwood Courtyard Homes Homeowners Association, Inc. of record in Book 5307, Page 231, amended in Instrument No. 20070802-0092059, Instrument No. 20120921-0085950 and Instrument No. 20140505-0037855, in the Register's Office for Davidson County, Tennessee.
• Charter of Cedarwood Courtwood Homes Homeowner's Association of record in Book 5307, Page 226, in the Register's Office for Davidson County, Tennessee.
• QuitClaim Deed for common areas to Cedarwood Courtwood Homes Homeowner's Association of record

in Book 6216, page 432, and Book 6053, page 425, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Instrument Number 20110325-00230033, 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 **improved** property known as: **146 Cedarwood Lane, 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 24 DAY OF MAY, 2022.

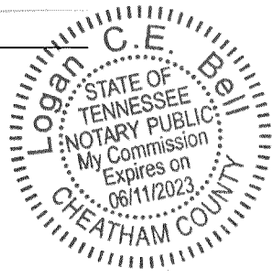
David G. Gant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID G. GANT, 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 24th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 May 24, 2022.

Tori Cole

Affiant Signature

Date: 5/24/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this May 24 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

