Karen Johnson Davidson County
Batch# 1005028 DEEDWARR
05/18/2023 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20230518-0037305

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2023.

Julie Baily
Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

T-SRN-23-224

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)
Keith Calloway Faulkner	Pinnacle Bank	
(NAME)	(NAME)	**171-02-0A-076.00-CO**
7060 West New Blossom Trail	15025 Ballantyne Pkwy 2nd Floor	
(ADDRESS)	(ADDRESS)	
Tucson, AZ 85743	Charlotte NC 28277	
(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, **STEVEN P. TOWNLEY, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEITH CALLOWAY FAULKNER, AN UNMARRIED 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:

A certain condominium apartment in Davidson County, TN, described as Unit No. 76 of Brentwood Villa, a Condominium, a Horizontal Property Regime, located on Glenstone Circle, Brentwood, TN, as shown on the plat of Phase 3B, Brentwood Villa, Condominium Apartments, recorded in Plat Book 6900, Page 4 as amended in Plat Book 6900, Page 329, said Register's Office, and described in a Master Deed recorded in Book 6923, Page 943, as amended in Book 7035, Page 115, Book 7101, Page 730, Book 7143, Page 18, Book 7266, Page 84, Book 7423, Page 574 and Instrument No. 20071022-0124551, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Villa, Condominium Apartments contained in the Master Deed recorded in Book 6923, Page 943, as amended in Book 7035, Page 115, Book 7101, Page 730, Book 7143, Page 18, Book 7266, Page 84, Book 7423, Page 574 and Instrument No. 20071022-0124551, and By-Laws recorded in Book 6923, Page 986 as amended in Book 7423, Page 567 and Book 8074, Page 564, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Steven P. Townley by Warranty deed from Mary Jo Jenkins, an unmarried woman of record in Instrument No. 20141021-0096851 Register's Office for Davidson County, Tennessee, dated October 06, 2014 and recorded on October 21, 2014, Warranty Deed of Correction recorded on December 04, 2014 at Instrument No. 20141204-0111193.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2023 and thereafter, not yet due and payable.
- Subject to all matters shown on the Boundary Plat of record in Plat Book 6900, Page 4, and in Book 6900, page 329, 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 Brentwood Villa Condominium of record in Book 6923, Page 943, as amended in Book 7035, page 115, Book 7101, page 730, as re-recorded in Book 7143, page 18, and further amended in Book 7266, page 84 and Book 7423, page 574, Register's Office for Davidson County, Tennessee.
- By-Laws for Brentwood Villa Condominium and Brentwood Villa Condominium Association, Inc. of record in

Book 6923, page 986, as amended in Book 7423, page 567 and Book 8074, page 564, Register's Office for Davidson County, Tennessee.
• Charter of record in Book 6936, Page 895 and Articles of Amendment in Book 7998, page 249 and Book 8267, page 270, in the Register's Office for Davidson County, Tennessee.
• Deed of Conveyance of record in Book 8127, Page 666, Book 8127, page 782, Book 8127, page 802 and Book 8128, page 17, in the Register's Office for Davidson County, Tennessee.
• Easement to Comcast of Nashville I, LLC, of record in Instrument Number 20120124-0006661, Register's Office for Davidson County, Tennessee.
• Easement for water mains and appurtenances of record in Book 5155, page 164, Register's Office for Williamson County, Tennessee.
• Easement for sewer force main of record in Instrument Number 20030707-0093162, Register's Office for Davidson County, Tennessee.
• Storm water detention agreement of record in Book 6385, page 814, 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: **224 Glenstone Cir, Brentwood, Tennessee 37027**.

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 15 DAY OF MAY, 2023.

Steven P. Townley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN P. TOWNLEY, 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 15th of May, 2023.

Notary Public
My Commission Expires: 12-4-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 May 18, 2023 (date of document).

Affiant Signature

May 18, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 18th day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023