File No. 290301291

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/09 15:22 3 pgs
Fees:18.00 Taxes:462.50
20090506-0041817

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TAMILYN DERRYBERRY NOTARY PUBLIC WILLIAMSON COUNTY STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley B. Williams	Bradley B. Williams	092-16-OB-045.00
(NAME) 900 19th Avenue South 410	(NAME) 900 19th Avenue South #410	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN37212	
(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 considerations, the receipt of which is hereby acknowledged, I, **Antonia C. Hayes, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Bradley B. Williams**, unmarried, hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 410 on the Plan of UNIVERSITY SQUARE CONDOMINIUM APARTMENTS, as shown by plat of record in Plat Book 6900, Page 124, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests 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 thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of University Square, of record in Book 7051, Page 529 and By-Laws of record in Book 7051, Page 559 and as amended in Book 7119, Page 884, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Antonia C. Hayes by Warranty Deed dated June 30, 2005, from Darren G. Gish and wife, Kimbra Suzanne Gish and filed for record on July 8, 2005, in Instrument No. 20050708-0078918, Register's Office for said County.

This conveyance is subject to:

All matters as set forth on the plat of record in Plat Book 6900, Page 124, Register's Office of said County.

Easements, by-laws, restrictions and conditions, as set out in the Master of record Book 7051, Pages 529 & 559 and Book 7119, Page 884 in the Register's Office for said County.

Charter of University Square Homeowner's Association as shown of record in Book 7078, Page 443, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 900 19th Avenue South 410, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), HIS 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), HIS 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 hands this 28th day of April, 2009.

Antonia C. Hayes by E Hayes Atty-in-Fact

Antonia C. Hayes by Evangelie Litsa Hayes her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Evangelie Litsa Hayes, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Instrument No. 20090506-0041816, Registers Office for Davidson County, Tennessee, the **Attorney-in-Fact** of Antonia C. Hayes (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 28th day of April, 2009

My Commission Expires: July 16, 2011

Notary Public

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

File Number: 290301291

RETURN TO:
Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: June 20, 2011

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