# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130104206 DEEDWARR
Recvd: 12/13/13 10:22 2 pgs
Fees:13.00 Taxes:688.20

20131213-0126290

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/24/17

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Erin Wells | New Owner | 116030B11200CO |
| (NAME) | (NAME) | |
| 4505 Harding Pike, Apartment 112 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | | |
| (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, we, **Susan G. Nemmers and husband, Steve R. Nemmers**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Erin Wells, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 112 as shown on the plan of Royal Oaks Apartments, of record in Plat Book 5200, Page 45, Register's Office for said County and being further established by the Master Deed of record in Book 5282, Page 972, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Susan G. Nemmers by Warranty Deed from Gayle S. Johnston, dated October 29, 2009 and filed in Instrument Number 20091103-0101497, Register's Office of Davidson County, Tennessee.

Steve R. Nemmers joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is subject to (1) All matters as set forth on the plat of record in Plat Book 5200, Page 45, (2)The Master Deed of Forty Five O Five Harding Road, of record in Book 5673, page 622 and Book 5282, page 972, (3) Charter of the Homeowner's Association of record in Book 5282, Page 501, 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 ☐

File No.: 01291-10735
SMG TN Warranty Deed

This is improved ☑ property, known as 4505 Harding Pike, Apartment 112, Nashville, TN 37205
(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), their heirs and/or 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/or 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 hand this 6th day of December, 2013.

Susan G. Nemmers

Steve R. Nemmers

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan G. Nemmers and Steve R. Nemmers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of December, 2013.

Notary Public
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**390 Mallory Station Road, Suite 107**
**Franklin, TN 37067**