BILL GARRETT, Davidson County
Trans: T20140025024 DEEDWARR
Recvd: 04/14/14 11:04 2 pgs
Fees: 13.00 Taxes: 492.10
20140414-0030937

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $133,000.00

Affiant

Subscribed and sworn to before me, this 8th day of April, 2014.

Notary Public

My commission expires:_____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Angie Y. Yeager	**New Owner**	**Map\Parcel: 118-02-0-C-021.00CO**
801 Inverness Avenue B1		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I/WE,

Erin Gaines, a single woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Angie Y. Yeager

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING certain Condominium Apartment In Davidson County, Tennessee, being Unit No. B-1 as specified on the Plat Shown In the Master Deed, on the Plan of Village South Condominiums, a Horizontal Property Regime, created under Title 66, Section 27- 101, et seq., as amended, Tennessee Code Annotated, and as established by a hinter Deed for Village South Condominiums, or record under Instrument No. 20070821-0100079, Register's Office for Davidson County, Tennessee, Including without limitation the By-Laws appended thereto, said Register's office, together with the undivided percentage Interest In the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference Is hereby made to the plan of Village South Condominiums, for placement of Units, an shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070821-0100079, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Erin Gaines, a single woman, by Warranty Deed from Craighead Village South, LLC, a Tennessee limited liability company, of record on Instrument No. 20080502-0044936, Resister's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 8518, Page 15, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20070821-0100079, Register's Office for DAVIDSON County, Tennessee.
Lease Agreement for placement of laundry machines in the complex Loundromat, of record in Book 5655, Page 150, Register's Office for DAVIDSON County, Tennessee.
Easement to VIACOM of record in Book 9523, Page 521, Register's Office for DAVIDSON County, Tennessee.
Easement Agreement of record in Instrument No. 20071211-0142913, Register's Office for DAVIDSON County, Tennessee.

Master Deed of record in Instrument No. 20070821-0100079, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Instrument No. 20070821-0100079, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 801 Inverness Avenue B1, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 except as 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 GRANTEES, 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 8th day of April, 2014.

Erin Gaines

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Erin Gaines, a single woman, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2014.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

File #: **140136JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027