WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-17-15

(AFFIX SEAL)

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File #01288-22046

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles A. Judge	NEW OWNER	161110F01500CO
(NAME)	(NAME)	
1207 Brentwood Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140065333 DEEDWARR
Recvd: 09/03/14 12:12 2 pgs
Fees:13.00 Taxes:660.45
20140903-0080384

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, **Julie A. Hart, unmarried and Jack M. Hart and wife, Ann H. Hart**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Charles A. Judge and Lou Ann Judge , husband and wife**, 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. 15, on the plan of Townhomes of Brentwood, as shown on plat of record in Plan Book 9700, Page 990, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Julie A. Hart and Jack M. Hart and wife, Ann H. Hart by Warranty Deed dated 07/10/2001 from J. D. Eatherly d/b/a Eatherly Properties of record in Instrument 200107170075895, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Book 9700, Page 990, said Register's Office.
Master Deed and By-Laws filed for record in Book 11629, Page 850, and amended by Instrument 200106260067542, said Register's Office.
Said Master deed was amended of record in Instrument 200002150015334, said Register's Office.
Said Master deed was amended of record in Instrument 200202050015877, said Register's Office.
Transmission Line Easement of record in Book 2335, Page 221, said Register's Office.
Transmission Line Easement of record in Book 2338, Page 222, said Register's Office.
Grant of Easement of record in Instrument 201312090124881, said Register's Office.
Charter of record in Book 11629, Page 845, said Register's Office.
Charter of record in Instrument 200002150015333, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

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 5756 Amalie Drive, Nashville, TN 37211
(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 our hands this 23 day of August, 2014.

Julie A. Hart

Julie A. Hart

Jack M. Hart

Jack M. Hart

Ann H. Hart

Ann H. Hart

State of North Carolina
County of Union

Personally appeared before me Julie A. Hart, Jack M. Hart, and Ann H. Hart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of August, 2014.

Elisa C Lozano

Notary Public
My Commission Expires: 12/05/2017.

ELISA C LOZANO
Notary Public
Union Co., North Carolina
My Commission Expires Dec. 05, 2017

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027