# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150020690 DEEDWARR
Recvd: 03/20/15 15:57 2 pgs
Fees:13.00 Taxes:492.10
20150320-0024425

O-MFR-15-1808

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 6/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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) |
|---|---|---|
| **Rebekah Rudy Sanderlin** | **Rebekah Rudy Sanderlin** | |
| (NAME) | (NAME) | |
| **241 Hillside Drive** | **241 Hillside Drive** | **92-12-A-111.00 CO** |
| (ADDRESS) | (ADDRESS) | |
| **Niceville, FL 32578** | **Niceville, FL 32578** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JAN ROBERTS CALDWELL, (f/k/a JAN ROBERTS YOUNG), MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **REBEKAH RUDY SANDERLIN, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 111, in a Horizontal Property Regime as shown on the condominium site plan of State House Manor, as of record in Book 7333, Page 56, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jan Roberts Young, married, by Warranty Deed from Arthur Overall, III and wife, Edna F. Overall, recorded on the 1st day of June, 1999 in Deed Book 11504, Page 43, in the Register's Office of Davidson County, Tennessee. The said Jan Roberts Young having since remarried and is now known as Jan Roberts Caldwell.

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

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Terms and provisions of by-Laws recorded in Book 7333, Page 57, amended in Book 10544, Page 994.
- Charter of Homeowners Association recorded in Book 7343, Page 409.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing STATE HOUSE MANOR of record in Book 7333, Page 36; also subject to 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 building thereon.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1808 State Street #111, Nashville, Tennessee 37203**.

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 25th DAY OF FEBRUARY, 2015.

Jan Roberts Caldwell
Jan Roberts Caldwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAN ROBERTS CALDWELL, 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 25th of February, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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