WARRANTY DEED

File #15-0051

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $170,000.00.

Affiant

Subscribed and sworn to before me on this 3 day of April, 2015.

NOTARY PUBLIC
My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michelle Maldonado 902 Russell Street Nashville, TN 37206	NEW OWNER	093-11-0C-021.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Carrie A. Thompson, unmarried**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Michelle Maldonado, a single woman**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 21, as shown on the map entitled Rutledge House Condominiums, of record in Plat Book 6200, page 318 and amended in Book 11700, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CARRIE A. THOMPSON, by deed from SHERRY LEE DICK, UNMARRIED AND DALE M. CAMPBELL, UNMARRIED, of record in Instrument No. 20130502-0043966, dated April 12, 2013, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.

2. Matters shown on the Plan of record in Book 6200, Page 318, revised in Book 11700, Page 26, said Register's Office.

3. Master Deed of record in Book 11687, Page 739, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6807, Page 851, said Register's Office.

5. Easements of record in Book 6616, Page 614, said Register's Office.

6. Rutledge Hill Redevelopment Plan of record in Book 7084, Page 983, amended in Book 10512, Page 464, and in Book 10512, Page 477, said Register's Office.

7. Facade Guidelines of record in Book 7631, Page 606, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20150025396 DEEDWARR
Recvd: 04/07/15 08:40 2 pgs
Fees:13.00 Taxes:629.00
20150407-0030130

8. Assessments and Supplemental Assessments as set forth in the Master Deed for Rutledge House Condominiums of record in Book 11687, Page 739, said Register's Office.
9. Easements as set forth in the Master Deed for Rutledge House Condominiums of record in Book 11687, Page 739, said Register's Office.

10. Easements, setback lines, and all other matters as set forth on the above plan of record.

11. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is improved property known as **628 2nd Avenue South, Nashville, TN 37210.**

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on this 13 day of April, 2015.

Grantor:

Carrie A. Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Carrie A. Thompson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of April, 2015.

Notary Public

My commission expires: 6/26/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY