WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150027796 DEEDWARR
Recvd: 04/14/15 10:26 2 pgs
Fees:13.00 Taxes:444.00
20150414-0032785

B-RP-15-3405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(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)
Charles A. Hendrickson and Linda R. Hendrickson	next owner	
(NAME)	(NAME)	**136-15-0A-014.00-CO**
3405 Old Anderson Road, Unit 126		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 **ANDREI APRUDA, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHARLES A. HENDRICKSON AND LINDA R. HENDRICKSON, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 14, Unit No. 126, on the Plan of PUD Boundary & Final Plat of Phase 1, Watercrest Townhomes, a Horizontal Property Regime of record in Plat Book 8250, Page 888, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrei Apruda by Quitclaim deed from Stone Steps Realty, Inc of record in Instrument No. 20051229-0156300 Register's Office for Davidson County, Tennessee, dated December 29, 2005 and recorded on December 29, 2005. Said property is not and has never been the primary marital residence of the within named Grantor.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 888, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10788, Page 553 amended in Book 11158, Page 931 with attorney letters in Book 10821, page 131 and Book 10822, page 70, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of record in Book 10788, Page 591, Register's Office for Davidson, County, Tennessee.
- Charter for Watercrest Townhomes HOA of record in Book 10788, Page 546, in the Register's Office for Davidson County, Tennessee.
- Easem to Gulf Interstate Gas Company of record in Book 2242, Page 139, in the Register's Office for Davidson County, Tennessee.
- Easement to Columbia Gulf Transmission Company of record in Book 2875, Page 299 and Book 4438, Page 771, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Instrument No. 20000222-0017014, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer easement of record in Book 11433, Page 449, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3405 Old Anderson Road, Unit 126, Antioch, Tennessee 37013**.

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 13th DAY OF APRIL, 2015.

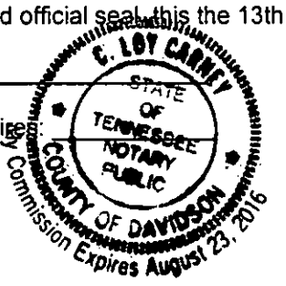
Andrei Apruda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREI APRUDA, 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 13th of April, 2015.

Notary Public
My Commission Expires:
(SEAL)



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