AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.

BILL GARRETT, Davidson County RRANTY DEED
Trans:T20150085237 DEEDWARR
Recvd: 10/06/15 14:42 2 pgs
Fees:13.00 Taxes:762.20

20151006-0101929

O-KW-15-5025

SHANNON PHILRIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 6, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-6-19
(AFFIX SEAL)

**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) |
|---|---|---|
| **Jay Alan Garner and Karen C. Garner** | New Owner | |
| (NAME) | (NAME) | **131-01-0D-200.00-CO** |
| **5025 Hillsboro Pike #22m** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37215** | | |
| (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 **KRISTEN LYNN RICHARDSON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAY ALAN GARNER AND KAREN C. GARNER, 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:

A certain property known as Unit 200, also known as Apartment. 22-M, on the plan of Georgetown Condominium Apartments of record in Plat Book 5200, Page 4, Register's office for Davidson county, Tennessee, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowner's Association, Inc., a horizontal property regime established by Master Deed of record in Book 5211, Page 325; as amended in Book 5616, Page 133 and in Book 6079, Page 516, Register's office for Davidson county, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Kristen Lynn Richardson, unmarried by Warranty deed from Brandi Michelle Lawson, unmarried and Piper Michelle Lawson, unmarried of record in Instrument No. 20111012-0079398 Register's Office for Davidson County, Tennessee, dated September 30, 2011 and recorded on October 12, 2011.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Georgetown Apartments of record in Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 575, in the Register's Office for Davidson County, Tennessee. (Only affects the common areas and not the individual units)
- Easement granted to Metropolitan Government of Nashville and Davidson County of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for sanitary sewer to the Metropolitan Government of Nashville and Davidson County of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20110620-0047283, in the Register's Office for DavidsonCounty, Tennessee.
- Charter of the HOA of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee.
- Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County of

record in Instrument Number 20020122-0008269, in the Register's Office for DavidsonCounty, Tennessee.
- Restrictions of record as Instrument Number 20111012-0079398 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: **5025 Hillsboro Pike #22m, Nashville, Tennessee 37215**.

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 30th DAY OF SEPTEMBER, 2015.

Kristen L. Richardson

Kristen Lynn Richardson

STATE OF FLORIDA
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTEN LYNN RICHARDSON, 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 30th of September, 2015.

Notary Public
My Commission Expires: 12/4/2018
(SEAL)

NOTARY PUBLIC STATE OF FLORIDA
**KIRSTEN GROHS**
MY COMMISSION #FF181129
EXPIRES December 4, 2018
(407) 398-0153 FloridaNotaryService.com