WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160043761 DEEDWARR
Recvd: 05/24/16 15:56 2 pgs
Fees: 13.00 Taxes: 836.20

20160524-0052240

P-WG-16-4505-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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)
Lauren B. Kiser	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME) **4505 Harding Pike, Unit 117**	(NAME) **2002 Richard Jones Road, Suite 300A**	**116-03-0B-117.00-CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JANE C. WHITSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAUREN B. KISER, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 117 of Royal Oaks Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Royal Oaks Condominiums of record in Book 5282 , Page 972, the Plat of which of record in Plat Book 5200, Page 45, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jane C. Whitson by Warranty deed from Dr. Gary Dunn and wife, Emily M. Dunn of record in Book 6581, page 943, Register's Office for Davidson County, Tennessee, dated June 11, 1985 and recorded on June 13, 1985.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 5200, Page 45;
- Covenants, Conditions and Restrictions of record in Book 5282, Page 972 and Book 5282, Page 992;
- Easement of record in Book 5144, Page 244 and Book 4660, Page 59;
- Easements and reservations of record in Book 4744, Page 370, as modified in Book 4978, Page 524 and Book 4978, Page 524;
- Easement of record in Book 3165, Page 607;
- Easement for sanitary sewer of record in Book 3347, Page 188;
- Easement for sanitary sewers and/or storm drainage of record in Book 4835, Page 964;
- Easement for Driveway of record in Book 4668, Page 986;
- Easement for Sanitary Sewers of record in Book 3958, Page 152;
- HOA Charter of record in Book 5282, Page 501, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4505 Harding Pike, Unit 117, Nashville, Tennessee 37205**.

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 20th DAY OF MAY, 2016.

Jane C. Whitson

Jane C. Whitson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANE C. WHITSON, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of May, 2016.

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

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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