Davidson County DEEDWARR
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THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33076-06-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $270,000.00 Affiant Subscribed and sworn to before me this 15th day of July, 2016. Notary Public My Commission Expires: GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2018

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jose Herman Amden Jessica Hope Amden 2025 Woodmont Blvd., #228 Nashville, TN 37215	New owner	Map and Parcel No.: 117 11 0 J 228 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edd Allison and his successors in Trust, as Trustee of The Edd Allison Revocable Living Trust dated September 18, 1997**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jose Hernan Amden and wife, Jessica Hope Amden** ("Grantee"), its heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is IMPROVED property located at 2025 Woodmont Blvd., #228, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of July, 2016.

Edd Allison Edd Allison

Edd Allison, as Trustee of the Edd Allison Revocable Living Trust dated September 18, 1997

STATE OF GEORGIS, COUNTY OF Cobb SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edd Allison, as Trustee of the Edd Allison Revocable Living Trust dated September 18, 1997, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 2016.

Celeste Thomas

Notary Public

My Commission Expires: May 15, 2020



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 228 together with Garage Unit No. B-5, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, amended in Instrument No. 20050512-0053861,Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Edd P. Allison, unmarried by deed from The Garden Partners, a Tennessee general partnership of record as Instrument No. 20040505-0051700, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 13, 2015 in Instrument No. 20150429-0038256, Register's Office for Davidson County, Tennessee, Edd P. Allison conveyed subject property to Edd Allison and his successors in Trust, as Trustee of the Edd Allison Revocable Living Trust dated September 18, 1997.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated an assumed by Grantee. Map and Parcel No. 117 11 0 J 228 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Hillmont Condominiums, of record in Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, amended in Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Right of Entry Agreement of record in Book 9921, page 620, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

