WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160077179 DEEDWARR
Recvd: 09/02/16 10:54 2 pgs
Fees:13.00 Taxes:392.20
20160902-0092525

B-VRES-16-1313-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2016.

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)
Sarah A. Sommer	**US Bank NA C/O US Bank Home Mortgage**	
(NAME)	(NAME)	**108-08-0E-023.00-CO**
1313 Quail Valley Rd	**P.O. Box 7298**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-4220	**Springfield, OH 45501**	
(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, **JULIA A. JONES, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH A. SOMMER, 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 apartment in Davidson County, Tennessee, described as follows: Unit No. 23. Lot No. 53, in a Horizontal Property Regime as shown on the condominium site plan, Section 3, Phase VI, Quail Valley, as of record in Flat Book 5800, pages 127 and 128, Register's Office. Davidson County, Tennessee.

Being the same property conveyed to Julia A. Skelton, unmarried by Warranty deed from TennReal Inc of record in Book 6054, page 98, Register's Office for Davidson County, Tennessee, dated May 07, 1983 and recorded on May 10, 1983. Julia A. Skelton, having since married is now known as Julia A. Jones.

****Said property is not the primary residence of Julia A. Jones.**

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5800, Page (s) 127 and 128, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5931, Page 506, in the Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 5970, Page 825, and Book 4800, Page 254, in the Register's Office for Davidson County, Tennessee.
- Charter for the Homeowners Association for Quail Valley of record in Book 6371, Page 105 and Book 7872, Page 35, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6054, Page 98, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1313 Quail Valley Rd , Nashville, Tennessee 37214-4220**.

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 AUGUST, 2016.

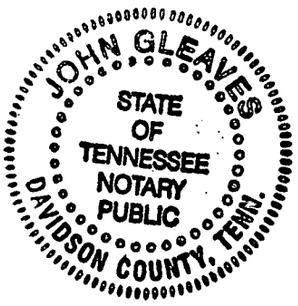
Julia A. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julia A. Jones, 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 August, 2016.

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



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