Davidson County DEEDWARR
Recvd: 12/01/16 13:50 3 pgs
Fees:18.00 Taxes:397.75
20161201-0126194

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12-18-2017
(AFFIX SEAL)

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

B-KW-16-344-T

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)
Brandon Damore, Julia Sharp, Lynn D. McAfee and Kevin D. McAfee	New Owner	
(NAME)	(NAME)	**096-07-0A-018.00-CO**
344 Stewarts Ferry Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-3339		
(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, **ANDRETTA L. MARTIN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDON DAMORE, UNMARRIED, AND JULIA SHARP, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP AS TO A FIFTY PERCENT UNDIVIDED INTEREST, AND LYNN D. MCAFEE AND HUSBAND, KEVIN D. MCAFEE, AS TENANTS BY THE ENTIRETY AS TO THE REMAINING FIFTY PERCENT UNDIVIDED INTEREST, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP AS TO EACH FIFTY PERCENT UNDIVIDED INTEREST,** 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:

Land in Davidson County, Tennessee, being Lot No. 3, Unit No. 3 on the Plan of Bianca Square Condominiums of record in Book 5800, Page 101, as amended in Book 5200, page 661 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 Andretta L. Martin by Warranty deed from Charlotte L. Ballard-Ross, married of record in Instrument No. 20070521-0060314 Register's Office for Davidson County, Tennessee, dated May 18, 2007 and recorded on May 21, 2007.

This conveyance is subject to:
- Taxes for the year 2016, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 5800, Page 101, as amended in Book 5200, page 661 , Register's Office for Davidson County, Tennessee.
- Conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bianca Square Condominiums of record in Book 6162, Page 195, as amended in Book 6165, page 566 and Book 9885, page 208, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6162, Page 211, as amended in Book 6225, page 906, in the Register's Office for Davidson County, Tennessee.
- Amendment to add utility and drainage easement to lots 5 and 6 of record in Book 6055, Page 760, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6168, Page 507, in the Register's Office for Davidson County, Tennessee.
- Easements water and sewer services granted to Metro Government of record in Book 6303, Page 616, and Book 6303 Page 621, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **344 Stewarts Ferry Pike , Nashville, Tennessee 37214-3339**.

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 NOVEMBER, 2016.

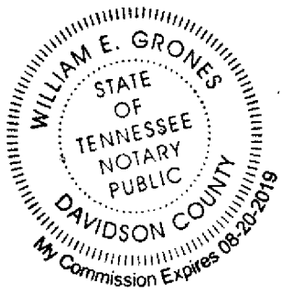
Andretta L. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDRETTA L. MARTIN, 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 November, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

