WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160114346 DEEDWARR
Recvd: 12/28/16 16:04 2 pgs
Fees:13.00 Taxes:1109.63
20161228-0136586

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF December, 2016

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

MST 2016-1691

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
New Direction IRA F/B/O David Jaap IRA	FIRST WESTERN	
(NAME)	(NAME)	
123 Lea Avenue	PO BOX 1435	093-11-0-000-50-000
(ADDRESS)	(ADDRESS)	
Nashville, TN37210-2036	RAPID CITY SD 57709-1435	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Katelyn Rose Colvin, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **New Direction IRA F/B/O David Jaap IRA,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 5 on the Plan of Rutledge House Condominiums, of record in Book 6200, Page 318, amended in Book 11700, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Katelyn Rose Colvin, an unmarried woman by Warranty deed from Barr H. Gardner, married of record in Instrument No. 20110601-0041854 Register's Office for Davidson County, Tennessee, dated May 25, 2011 and recorded on June 01, 2011. (Value of consideration shown in aforementioned deed $165,500.00.) Being also known as 123 Lea Avenue Nashville, Tennessee 372102036.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment. Rights of claims and parties in possession not shown by the public records. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. Taxes or special assessments which are not shown as existing liens by the public records. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land. Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. 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 6200, Page 318, and Book 11700, page 26, Register's Office for Davidson County, Tennessee. The premises herein 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; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Rutledge House Condominiums, and recorded in Book 11687, page 739, Register's Office for Davidson County, Tennessee. Charter of Rutledge House Condominium Owners Association Homeowner's Association of record in Book 11687, page 735, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance as to sanitary sewers of record in Book 6974, Page 969, in the Register's Office for Davidson County, Tennessee.

This property, known as 123 Lea Avenue, Nashville, TN 37210-2036
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 22 DAY OF December, 2016.

Katelyn Rose Colvin by Yvette Meldrum her attorney in fact

Katelyn Rose Colvin by Yvette Meldrum, her Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Katelyn Rose Colvin, an unmarried woman, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Katelyn Rose Colvin, an unmarried woman, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Book _____, Page _____, Register's Office of Williamson County, Tennessee.

Witness my hand and official seal, this the 22 day of December, 2016.

Notary Public

My Commission Expires: 5/27/2019

(SEAL)

