WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170025667 DEEDWARR
Recvd: 03/27/17 12:58 2 pgs
Fees:13.00 Taxes:444.00
20170327-0029675

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$120,000.00.**

Affiant

Subscribed and sworn to before me this 24 day of March 20 17

Notary Public
My Commission expires: 09-11-2017
(Affix Seal)

SHARA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Chelsea Watkins	F & M Bank	Map 033-16-0-A Parcel 002.00 CO
1120B N. Graycroft Avenue		
Madison, Tn 37115	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Carol L. Soloman, individually d/b/a Soloman Rentals**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Chelsea Watkins, an unmarried person**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Unit B, TOWNHOMES AT 1120 GRAYCROFT, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160603-0056210, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to CAROL L. SOLOMAN, individually and DBA SOLOMAN RENTALS from JERRY McCLOUD, joined by his wife, TERRI L. McCLOUD by Warranty Deed on July 22, 2003, of record in Instrument Number 20030728-0104687, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

•Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.

•Subject to all matters as shown on the Plan of record in Plat Book 4860, Page 105, as amended in Book 5711, Page 866, Register's Office for Davidson County, Tennessee.

•Declaration of Covenants, Conditions and Restrictions for Townhomes at 1120 Graycroft as shown of record in Instrument Number 20160603-0056210, Register's Office for Davidson County, Tennessee.

•Easement and Agreement of record in Book 5116, Page 352, Register's Office for Davidson County, Tennessee.

•This conveyance is made subject to all 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 By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests 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 and options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions for Townhomes at 1120 Graycroft, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1120-B Graycroft Avenue, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 24, 2017.

Carol L. Soloman, individually and DBA
Soloman Rentals

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carol L. Soloman, individually and DBA Soloman Rentals** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 24, 2017

Notary Public

My commission expires 11-5-2018

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE