WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

G-CPC-17-2134

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)
Joshua G. Offutt	new owner	
(NAME)	(NAME)	**104-11-0A-057.00-CO**
1501 Cedar Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **PREMIER TRUST, INC. CUSTODIAN, FBO DEBRA GRIMES IRA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA G. OFFUTT, 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:

Land in Davidson County, Tennessee, being a certain condominium apartment being Unit No. D-9 on the Plan of Villager West Condominium Apartments, of record in Plat Book 5210, Page 174, as established in Master Deed recorded in Book 5452, Page 419 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 Premier Trust, Inc. Custodian, FBO Debra Grimes IRA by Warranty deed from DLG Properties, LLC of record in Instrument No. 20140703-0058916 Register's Office for Davidson County, Tennessee, dated June 26, 2014 and recorded on July 03, 2014.

This conveyance is subject to:

- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5210, Page 174, as established under Master Deed of record in Book 5452, Page 419, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6972, Page 198, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villager West Condominium of record in Book 5452, Page 419, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5452, page 460, Register's Office for Davidson County, Tennessee.
- Charter of Villager West Homeowners Association, Inc., of record in Book 5450, Page 740, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20140430-0036182 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: **2134 Fairfax Avenue D9 , Nashville, Tennessee 37212**.

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.

BILL GARRETT, Davidson County
Trans:T20170035067 DEEDWARR
Recvd: 04/26/17 10:06 2 pgs
Fees:13.00 Taxes:569.80

20170426-0040818

Witness my/our hand(s) this the 21st DAY OF APRIL, 2017.

Premier Trust, Inc. Custodian, FBO Debra Grimes IRA

BY: Kathy Klein
Kathy Klein
Trust Officer

STATE OF Nevada

COUNTY OF Clark

Before me, the undersigned Notary Public, personally appeared KATHY KLEIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUST OFFICER of PREMIER TRUST, INC. CUSTODIAN, FBO DEBRA GRIMES IRA, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUST OFFICER.

Witness my hand and official seal, this the 20 day of April, 2017.

Jillian K. Dennis
Notary Public
My Commission Expires: Sep. 19, 2017
(SEAL)

JILLIAN K. DENNIS
Notary Public State of Nevada
No. 13-11893-1
My appt. exp. Sep. 19, 2017

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