WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170038819 DEEDWARR
Recvd: 05/08/17 10:21 2 pgs
Fees:13.00 Taxes:888.00

20170508-0045285

G-VRES-17-807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
Laurie J. Ovalles	**New Owner**	
(NAME)	(NAME)	**092-16-0C-208.00-CO**
8 Prospect Street	**8 Prospect Street**	
(ADDRESS)	(ADDRESS)	
Bristol, RI 02809	**Bristol, RI 02809**	
(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, **MATTHEW FREDERICK, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURIE J. OVALLES, A SINGLE PERSON,** 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 Condominium Apartment in Davidson County, Tennessee, being Unit No. 208 together with parking space No. 31 of 807 Eighteenth Avenue Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20041214-0148798 amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222 re-recorded in Instrument No. 20060109-0003220 and further amended in Instrument No. 20051123-0142078 and Instrument No. 20070509-0055940, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Matthew Frederick, an unmarried man by Warranty deed from Connie R. Steger, unmarried of record in Instrument No. 20120117-0004623 Register's Office for Davidson County, Tennessee, dated January 13, 2012 and recorded on January 17, 2012.

This conveyance is subject to:

- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- All matters shown on the Plan attached as Exhibit "E" to the Master Deed of record in Instrument No. 20041214-0148798, as amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222 and Instrument No. 20060109-0003220, 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 807 Eighteenth Avenue Condominiums of record in Instrument Number 20041214-0148798, as amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, Instrument No. 20051123-0142078, Instrument No. 20060109-0003220, Instrument No. 20070509-0055940 and Instrument No. 20080314-0026174, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20041130-0142097, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement(s) of record in Instrument Number 20050420-0044082, 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: **807 18th Avenue South #208 , Nashville, Tennessee 37203**.

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 3rd DAY OF MAY, 2017.

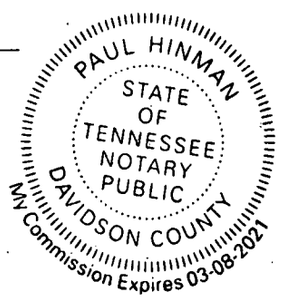
Matthew Frederick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW FREDERICK, 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 3rd of May, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



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