BILL GARRETT, Davidson County
Trans:T20170044585 DEEDWARR
Recvd: 05/25/17 11:04 2 pgs
Fees:13.00 Taxes:1298.70
20170525-0052144

PREPARED BY (AND RETURN TO):
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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58953
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Angelina J. Cords Christopher Cann 1005 Rosa L. Parks Blvd. #A-3 Nashville, TN 37208	new owner

TAX MAP PARCEL NUMBERS: 082130A00600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$351,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles Davidson and Brittany Davidson, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Angelina J. Cords, unmarried and Christopher Cann, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. A-3, Row 8.9 Condominiums as shown on plat of the Resubdivision of Lot 1 of the Resubdivision of a portion of Lot Nos. 5 and 93 of Balch & Whiteside's Addition to Nashville of record in Instrument No. 20020718-0086526, Register's Office for Davidson County, Tennessee, described in the Master Deed and By-Laws of record in Instrument No. 20011121-0128062, amended and shown as Exhibit "A" in Instrument No. 20021212-0153656, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Davidson And Brittany Davidson, husband and wife, by Warranty Deed from Dale M. Bryan and Stephanie Bryan, husband and wife, dated July 31, 2015 and recorded on August 7, 2015 of record in Instrument No. 20150807-0078993, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, shown on Exhibit "A" to the amendment to the Master Deed in Instrument No. 20021212-0153656. said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. All Matters shown on the Plan of record in Instrument No. 20020718-0086526, said Register's Office. Stormwater Detention Agreement of record in Instrument No. 20011121-0128093, said Register's Office. The provisions of the condominium Master Deed of record in Instrument No. 20011121-0128062, amended in Instrument No. 20021212-0153656 and Instrument No. 20110419-0030186, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Restrictive Covenants with the Metropolitan Development and Housing Agency of record in Book 9183, page 130, Book 11625, page 280 and Instrument No. 20020425-0051069, said Register's Office. Charter of Row 8.9 Condominium Association of record in Instrument No. 20011130-0131873, said Register's Office.

This is improved property, known as 1005 Rosa L. Parks Boulevard, # A 3, Nashville, TN 37208

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of May, 2017.

Charles Davidson **Brittany Davidson**

State of Tennessee

County of Davidson

On this 23rd day of May, 2017, before me the undersigned authority, personally appeared Charles Davidson and Brittany Davidson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $351,000.00.

Affiant

Sworn and subscribed before me this 23rd day of May, 2017.

Notary

My Commission Expires: 6/19/18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018