WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170054907 DEEDWARR
Recvd: 06/27/17 11:11 2 pgs
Fees:13.00 Taxes:980.50
20170627-0064560

R-FSBO-17-3000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 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)
R. Eddie Wayland and Melinda M. Wayland	**Franklin Synergy Bank**	
(NAME)	(NAME)	
925 Travelers Ct.	**722 Columbia Avenue**	**117-03-0A-095.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	**Franklin, TN 37064**	
(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, **LUANN TIBBETTS, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **R. EDDIE WAYLAND AND MELINDA M. WAYLAND, HUSBAND AND WIFE,** 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 certain condominium located in Davidson County, Tennessee, being Unit No. 95 of Versailles Apartments, Condominium Apartments, a Condominium Development, Plat of record in Book 5050, Page 80, as corrected in Book 5171, page 153, in the Register's Office for Davidson County, Tennessee, and established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Versailles Townhomes (Apartments) of record in Book 5168, Page 944, amended in Book 8434, Page 719 and By-Laws as amended in Book 5589, Page 367, Book 5659, Page 641, re-recorded in Book 5667, Page 375, amended in Book 7770, Page 955, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to LuAnn Tibbetts and Oscar N. Tibbetts and wife, Ingvor S. Tibbetts, as joint tenants with right of survivorship by Warranty deed from Jackie F. Ashley now know as Jackie F. Ryder and husband Kirk A. Ryder of record in Book 7173, page 727, Register's Office for Davidson County, Tennessee, dated March 12, 1987 and recorded on March 19, 1987.

Oscar N. Tibbetts and wife, Ingvor S. Tibbetts both having since deceased.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 5050, Page 80, as corrected in Book 5171, Page 153, Register's Office for Davidson County, Tennessee.
- Matters contained in the Master Deed establishing a Horizontal Property Regime of Versailles Townhomes, of record in Book 5168, Page 944, amended in Book 8434, Page 719 and By-Laws as amended in Book 5589, Page 367, Book 5659, Page 641, re-recorded in Book 5667, Page 375, amended in Book 7770, Page 955, Register's Office for Davidson County, Tennessee.
- Charter of Versailles Townhomes Homeowner's Association of record in Book 5179, Page 858, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 4240, Page 209, Book 5221, Page 681, Book 3531, Page 592, Book 4158, Page 34, 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: 3000 Hillsboro Pike #95, Nashville, Tennessee 37215.

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 21st DAY OF JUNE, 2017.

LuAnn Tibbetts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUANN TIBBETTS, 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 21st of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



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