WARRANTY DEED

KARA L. WALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-18-2018

W-BR-17-1101-211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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)
Robert V. Evers	new owner	
(NAME)	(NAME)	**104-4-E-211.00CO**
1101 18th Avenue South #211		
(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, **RONALD R. RUSH AND WIFE, KAYE A. RUSH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT V. EVERS, AN UNMARRIED MAN,** 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 Unit 211, 1101 Eighteenth Avenue, as shown in Master Deed of record in Instrument No. 20060807-0096688, re-recorded in Instrument No. 20060817-0101760, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Parking Spaces numbered 47 and 48 are included as an appurtenance to this Unit. This appurtenance is deeded with the Unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Ronald R. Rush and wife, Kaye A. Rush, by Warranty Deed from 1101 Eighteenth Partners, LLC, a Tennessee Limited Liability Company, recorded July 31, 2009 in Instrument No. 20090731-0071866, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of 1101 Eighteenth Avenue of record in Instrument Number 20060807-0096688, and re-recorded as Instrument No. 20060817-0101760, and amended in Instrument No. 20090624-0058837, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060120-0007509, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains Pumps of record in Instrument Number 20060120-0007524, in the Register's Office for Davidson County, Tennessee.
- Reciprocal Easement, Access and Maintenance Agreement of record in Instrument Number 20070926-0114981, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities to Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20071010-0120355, in the Register's Office for Davidson County, Tennessee.
- Application to Combine Parcels of record in Instrument No. 20060213-0017351, 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: **1101 18th Avenue South #211, Nashville, Tennessee 37212**.

BILL GARRETT, Davidson County
Trans:T20170068341 DEEDWARR
Recvd: 08/08/17 10:23 2 pgs
Fees:13.00 Taxes:1739.00

20170808-0081004

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 4th DAY OF AUGUST, 2017.

Ronald R. Rush by Laura Mitchell, Attorney-in-fact
Ronald R. Rush by Laura Mitchell, Attorney in Fact

Kaye A. Rush by Laura Mitchell, Attorney-in-fact
Kaye A. Rush by Laura Mitchell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RONALD R. RUSH AND KAYE A. RUSH, and who acknowledged he/she/they executed the same as the free act and deed of the said RONALD R. RUSH AND KAYE A. RUSH.

Witness my hand and official seal, this the 4th of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

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