Davidson County DEEDWARR Recvd: 08/11/17 10:00 3 pgs Fees:18.00 Taxes:1590.63 **20170811-0082341**

WARRANTY DEED

STATE OF TENNESSEE ~~and~~
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 12.03.19

(AFFIX SEAL)

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Y-KW-17-507

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)
Angela C. Holmes	Wells Fargo Bank, N.A.	
(NAME) **507B Moore Ave**	(NAME) 101 North Phillips Avenue	105-07-0X-002.80-CO
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) Sioux Falls, SD 57104	
(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, **LYNNE D. WALLACE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANGELA C. HOLMES, 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 Unit B on the Plan of 507 Moore Avenue Townhomes appearing on Exhibit "C" of Declaration of Covenants, Conditions and Restrictions for 507 Moore Avenue Townhomes of record in Instrument No. 20150507-0041679 and amended in Instrument No. 20151215-0126088, 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 Lynne D. Wallace, unmarried by Warranty deed from Red Horse Devco., LLC, a Tennessee limited liability company of record in Instrument No. 20150422-0036013 and Deed of Correction Warranty Deed recorded in Instrument No. 20151215-0126089, Register's Office for Davidson County, Tennessee, dated April 17, 2015 and recorded on April 22, 2015.

This conveyance is subject to:
- Subject to all matters shown on the Plans of record in Plat Book 137, Page 91, Instrument No. 20140527-0045345, and Instrument No. 20150318-0023065, Surveyor's Certificate of Correction recorded in Instrument No. 20150407-0030330 and Instrument No. 20151215-0126087, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150507-0041679 and Instrument No. 20151215-0126088, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20150515-0044803, 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: **507B Moore Ave, 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 10th DAY OF AUGUST, 2017.

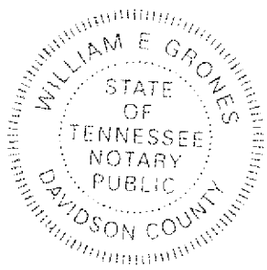
Lynne D. Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNNE D. WALLACE, 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 10th of August, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

