WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170072498 DEEDWARR
Recvd: 08/22/17 08:36 2 pgs
Fees:13.00 Taxes:1468.53
20170822-0085847

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

G-VRES-17-1205

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)
Anna M. Cox	**SWBC Mortgage Corp**	
(NAME)	(NAME)	**118 01 0P 20700**
1205 Paris Avenue #207	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**San Antonio, TX 78216**	
(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, **JANA AUST (F/K/A JANA MYRICK), MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNA M. COX,** 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 207, 12th Avenue Owner's Condominiums, as shown on Declaration of record in Instrument No. 20110324-0022880, amended at Instrument Nos. 20110325-0023142 and 20110328-0023786, corrected at Instrument No. 20110330-0024536, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Jana Myrick, an unmarried woman by warranty deed from 12th & Paris, GP, a Tennessee General Partnership of record in Instrument No. 20120430-0036861 Register's Office for Davidson County, Tennessee, dated 04/27/2012 and recorded on 04/30/2012. The said Jana Myrick having since married and is now known as Jana Aust.

NOTE: DAVID LEE AUST JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20091006-0093140, 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 20110324-0022880, Instrument Number 20110325-0023142, and Instrument Number 20110328-0023786, corrected at Instrument Number 20110330-0024536, Register's Office for Davidson County, Tennessee;
- Charter of Homeowner's Association of record in Instrument Number 20091007-0093509 and 20091008-0093706, in the Register's Office for Davidson County, Tennessee;
- Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument Number 20080811-0082119, in the Register's Office for Davidson County, Tennessee;
- Easement to Comcast of record in Instrument Number 20090108-0002143, in the Register's Office for Davidson County, Tennessee;
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20080811-0082116, in the Register's Office for Davidson County, Tennessee;
- Application to Combine Parcels of record in Instrument Number 20080908-0091479, in the Register's Office for Davidson County, Tennessee;
- Matters shown on a survey prepared by Barge Waggoner Sumner Cannon, Inc., John M. Duffer, TN RLS No. 1431, dated February 22, 2008;
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee;

- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1205 Paris Avenue #207, Nashville, Tennessee 37212**.

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 18th DAY OF AUGUST, 2017.

Jana Aust

David Lee Aust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANA AUST AND DAVID LEE AUST, 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 18th of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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