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BILL GARRETT, Davidson County
Trans:T20170076912 DEEDWARR
Recvd: 09/01/17 12:49 3 pgs
Fees:18.00 Taxes:980.50
20170901-0090188

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $265,000.00. Sharon D Muller Affiant Subscribed and sworn to before me, this 31st day of August, 2017. JONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY Notary Public My Commission Expires: 10-14-2019

Address New Owner As Follows: Ann Knight Hammock 4505 Harding Pike, Unit 31W Nashville, TN 37205	Send Tax Bills To: New Owner	Map-Parcel Number: 116 03 0A 040.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOREEN WADE, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ANN KNIGHT HAMMOCK, married**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being those certain premises comprising a portion of Royal Oaks Towers, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 22nd day of May, 1973, and recorded in Book 4710, page 901, Register's Office for Davidson County, Tennessee, as amended in Book 4798, page 813, said Register's Office, and as Instrument No. 20070124-0009971, said Register's Office, said premises being more particularly described as follows:

Unit labeled Apartment 31-W of said project as shown on the Plan of record in Book 4460, page 189, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in the Declaration, and an undivided 2.13359 percent interest appurtenant to the unit in all common elements of said project as described in said Declaration.

Being the same property conveyed to Doreen Wade, by deed from Jeffrey Mobley, Executor of the Estate of Mary Harmon Hussey, deceased, of record as Instrument No. 20160324-0028193, dated March 24, 2016, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2017 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 4300, page 201, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Plat Book 4460, page 189, Register's Office for Davidson County, Tennessee.

4. Master Deed of record in Book 4710, page 901, amended in Book 4798, page 813 and in Instrument No. 20070124-0009971, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3958, page 152, Register's Office for Davidson County, Tennessee.

6. Easement(s) of record in Book 4668, page 986, Register's Office for Davidson County, Tennessee.

7. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **4505 Harding Pike, Unit 31W, Nashville, TN 37205.**

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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized 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; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of August, 2017.

Doreen Wade

Doreen Wade

STATE OF MASSACHUSETTS)
COUNTY OF Barnstable)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Doreen Wade, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of August, 2017.

(Seal)

Nancy J Lundman

Notary Public

My Commission Expires: 12.26.19