WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170077332 DEEDWARR
Recvd: 09/05/17 10:17 2 pgs
Fees: 13.00 Taxes: 1396.75
20170905-0090811

O-VRES-17-807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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)
Scott Joseph Voelkerding and Keith Robert Cole	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**092-16-0C-104.00-CO**
807 18th Ave S #104	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Indian Land, SC 29707**	
(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, **WILLIAM THOMAS O'BYRNE, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT JOSEPH VOELKERDING AS TO A 75% INTEREST, AND KEITH ROBERT COLE AS TO A 25% INTEREST,** hereinafter called the Grantee(s), 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 No. 104 as shown on the plan attached as Exhibit "E" to the Master Deed Establishing 807 Eighteenth Avenue Condominiums, of record in Instrument No. 20041214-0148798, as amended in Instrument No. 20041218-0149823, Instrument No. 20050504-0050222, Instrument No. 20051123-0142078, end Instrument No. 20060109-0003220, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of 807 Eighteenth Avenue, horizontal property regime established by the aforementioned Master Deed.

Parking Space #9 is 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 William Thomas O'Byrne by Warranty deed from William H. Woerner, Jr., a single man of record in Instrument No. 20070109-0003928 Register's Office for Davidson County, Tennessee, dated January 05, 2007 and recorded on January 09, 2007.

This conveyance is subject to:
• Taxes for the year 2017 and therafter, a lien not yet due and payable;
• All matters shown on the Plan attached as Exhibit "E" to the Master Deed of record in Instrument No. 20041214-0148798, as amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222 and Instrument No. 20060109-0003220, Register's Office for Davidson County, Tennessee;
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 807 Eighteenth Avenue Condominiums of record in Instrument Number 20041214-0148798, as amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, Instrument No. 20051123-0142078, Instrument No. 20060109-0003220, Instrument No. 20070509-0055940 and Instrument No. 20080314-0026174, Register's Office for Davidson County, Tennessee;
• Charter for HOA of record in Instrument Number 20041130-0142097, in the Register's Office for Davidson County, Tennessee;
• Grant of Easement(s) of record in Instrument Number 20050420-0044082, in the Register's Office for Davidson County, Tennessee;
• Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said

description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof;
- 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: **807 18th Ave S #104, 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 25th DAY OF AUGUST, 2017.

William Thomas o'Byrne

STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM THOMAS O'BYRNE, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 of August, 2017.

Notary Public
My Commission Expires: 6/28/2021
(SEAL)

BRADLEY MOBLEY NOTARY PUBLIC ALABAMA STATE AT LARGE My Comm. Expires 06/28/2021

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