WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170078274 DEEDWARR
Recvd: 09/07/17 09:33 2 pgs
Fees: 13.00 Taxes: 1304.25
20170907-0091886

P-WG-17-600-10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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)
Derek Howard	**New Owner**	
(NAME)	(NAME)	**81-8-R-1.00CO**
330 Concord St., #8D		
(ADDRESS)	(ADDRESS)	
Charleston, SC 29401		
(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, **KAREN DEAN ROACH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEREK HOWARD, MARRIED** 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:

Being all of Unit No. 10 on the plan of 600 Garfield, a Townhome Development, filed as Exhibit B, and established by the Master Deed filed of record in Instrument No. 20081223-0122393, as amended in Instrument No. 20100517-0037813, as further amended by Second Amendment to Master Deed of record in Instrument No. 20111116-0089694, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Karen Dean Roach, an unmarried woman, by Warranty Deed from Double A Development, LLC, a Tennessee limited liability company, recorded July 5, 2012 in Instrument No. 20120705-0058777, Register's Office for Davidson County, Tennessee.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 21, Page 105;
- Master Deed recorded in Instrument No. 20081223-0122393, as amended in Instrument Nos. 20100517-0037813 and 20111116-0089694;
- Easement for Sanitary Sewer, Strom Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20080317-0026307;
- Easement to Comcast of record in Instrument No. 20090721-0068094;
- Agreement for Private Stormwater Management Facility of record in Instrument No. 20080317-0026281;
- Anchor Easement of record in Book 8167, Page 491, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 Garfield Street, Unit 10, Nashville, Tennessee 37208**.

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 ____ DAY OF SEPTEMBER, 2017.

Karen Dean Roach

Stephen D. Burke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN DEAN ROACH and STEPHEN D. BURKE, 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 5th of September, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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