Bill Garrett Davidson County
Batch# 5187 DEEDWARR
09/27/2017 09:16:30 AM 2 pgs
Fees: $13.00 Taxes: $1,069.30
20170927-0098785

30016-5 Box 14

WARRANTY DEED

JORDAN T. MYERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 6, 2020

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$289,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of September, 2017.

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lynda J. Kelly	**CMG Mortgage, Inc.**	**116-03-0B-134.00co**
4505 Harding Pike #134	**3160 Crow Canyon Rd., Ste 400**	
Nashville, TN 37205	**San Ramon, CA 94583**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas J. Derrick Jr. and Judy Lynn Derrick, husband and wife, as tenants by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lynda J. Kelly, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 134 as shown on the Plat of Royal Oaks Apartments, Condominium Apartments, of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.069% interests in common elements of 4505 Harding Road Homeowner's Association, as described in Book 5282, Page 972, et seq., said Register's Office. Said Unit is also known as Apartment No. 134.

BEING the same property conveyed to Judy Lynn Wakefield-Whitley, unmarried by Deed dated May 5, 2004 from Cornelia Carrier Gibbs, a single woman, of record in Instrument No. 20040513-0056137, Register's Office for Davidson County, Tennessee. The said Judy Lynn Wakefield-Whitley, unmarried having further conveyed said property to Judy Lynn Wakefield-Whitley, an unmarried woman and Thomas J. Derrick, Jr., an unmarried man as joint tenants with rights of survivorship by Quitclaim Deed dated July 18, 2013 of record in Instrument No. 20130719-0074767, said Register's Office. Judy Lynn Wakefield-Whitley having since married and is n/k/a Judy Lynn Derrick.

THE conveyance subject to the following:
(1) The Plan of record in Book 5200, Page 45, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) All 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 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in Master Deed establishing a Horizontal Property Regime of 4505 Harding Road Homeowners' Association, of record in Book 5282, Page 972, and as amended in Book 5673, Page 622, Register's Office for Davidson County, Tennessee.

(3) By-Laws of The 4505 Harding Road Homeowners' Association, of record in Book 5282, Page 992, Register's Office for Davidson County, Tennessee.

(4) Charter of 4505 Harding Road Homeowners' Association, of record in Book 5282, Page 501, Register's Office for Davidson County, Tennessee.

(5) Pipeline Easement of record in Book 3165, Page 607, Register's Office for Davidson County, Tennessee.

(6) Sewer Easement of record in Book 3347, Page 188, in Book 4835, Page 964, and in Book 4976, Page 356, Register's Office for Davidson County, Tennessee.

(7) Ingress/Egress Easements of record in Book 5144, Page 244, in Book 4668, Page 986, in Book 4744, Page 370, and in Book 4978, Page 524, Register's Office for Davidson County, Tennessee.

(8) Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.

This is improved property, known as **4505 Harding Pike #134, 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 GRANTEES 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, her 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 **25th** day of **September, 2017.**

Thomas J. Derrick Jr.

Judy Lynn Derrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Thomas J. Derrick Jr. and Judy Lynn Derrick,** the within named seller, 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 at Nashville, Tennessee, this **25th** day of **September, 2017.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 1/17/21

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19

Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019