WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

G-ZR-17-528

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,886.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-24-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 6552 DEEDWARR
10/02/2017 03:03:30 PM 2 pgs
Fees: $13.00 Taxes: $1,028.18
20171002-0100788

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Judith A. Sorce	NEW OWNER	
(NAME)	(NAME)	**116-12-0D-528.00-CO**
528 Armistead Pl		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **EDWARD E. HONICKER, MARRIED, AND HAZEL C. HONICKER, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUDITH A. SORCE, AN UNMARRIED PERSON,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 528, of Burlington Condominiums, Phase I, as of record in Book 5200, Page 490, said Register's Office, to which plan reference is hereby made, for a more complete legal description.

Being the same property conveyed to Edward E. Honicker and Hazel C. Honicker by Warranty deed from Creason Clayton Construction Company, Inc., and Four-O-One Financial Corp., a Joint Venture of record in Book 6102, page 839, Register's Office for Davidson County, Tennessee, dated July 18, 1983 and recorded on July 27, 1983.

The above referenced property was investment property for Edward E. Honicker and has never been the principal marital residence of Edward E. Honicker and his spouse.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 490, Register's Office for Davidson County, Tennessee.
- Subject to all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Burlington Condominiumsof record in Book 6011, Page 653; Book 6194, Page 440 and Book 6362, Page 405, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6011, Page 687 and Book 11525, Page 300, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 6018, Page 349, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6929, Page 643, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **528 Armistead Pl, Nashville, Tennessee 37215**.

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.

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 28th DAY OF SEPTEMBER, 2017.

Edward E. Honicker

Hazel C. Honicker by Edward E. Honicker, Attorney in Fact
Attorney in Fact

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD E. HONICKER, 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 28th day of September, 2017.

Notary Public
My Commission Expires: 4/15/2018
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD E. HONICKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HAZEL C. HONICKER, and who acknowledged he/she/they executed the same as the free act and deed of the said HAZEL C. HONICKER.

Witness my hand and official seal, this the 28th day of September, 2017.

Notary Public
My Commission Expires: 4/15/2018
(SEAL)

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: 3/6/19
Notary' Seal (If on paper)

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