WARRANTY DEED

Bill Garrett Davidson County
Batch# 8849 **DEEDWARR**
10/05/2017 10:47:53 AM 2 pgs
Fees: $13.00 Taxes: $843.60

20171005-0102350

A-HR-17-114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19

(AFFIX SEAL)

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)
Jennifer M Caldwell and Kerry Caldwell	**F&M Bank**	
(NAME)	(NAME)	
114 Villa View Ct.	**PO Box 451**	**171-02-0A-016.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Clarksville, TN 37041**	
(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, **JILL S. HARRIS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER M CALDWELL AND KERRY CALDWELL, WIFE AND HUSBAND,** 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 tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 16 on the Plan of Phase I, Brentwood Villa of record in Book 6900, Page 4, as amended in Book 6900, Page 5, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jill S. Harris, single by Warranty deed from Jeffry M. Gregson, unmarried of record in Instrument No. 20040916-0111772 Register's Office for Davidson County, Tennessee, dated September 09, 2004 and recorded on September 16, 2004.

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 6900, Page (s) 4 and 5, 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 Brentwood Villa of record in Book 6923, Page 943, Book 7035 Page 115, Book 7101, Page 730, re-recorded in Book 7143, Page 18, Book 7266, Page 84 and Book 7423, Page 574 and Instrument No. 20071022-0124551, Register's Office for Davidson County, Tennessee.
• By-Laws of record in Book 6923, Page 986, amended in Book 7423, Page 567 and Book 8074, Page 564, in the Register's Office for Davidson County, Tennessee.
• Charter for HOA of record in Book 6936, Page 895, amended in Book 7998, page 249 and Book 8267, page 270,, in the Register's Office for Davidson County, Tennessee.
• Force main easement of record in Instrument Number 20030707-0093162, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement to Comcast of Nashville, I, LLC of record in Instrument Number 20120124-0006661, in the Register's Office for Davidson County, Tennessee.
• Storm water detention agreement of record in Book 6385, Page 814, Book 8127, Page(s) 666 and 782 and 802, Book 8128, Page 17, in the Register's Office for Davidson County, Tennessee.
• Water main easement of record in Book 5155, Page 164, 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: **114 Villa View Ct., Brentwood, Tennessee 37027**.

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 28 DAY OF SEPTEMBER, 2017.

Jill S. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JILL S. HARRIS, 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 of September, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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