File Box 8

WARRANTY DEED

Bill Garrett Davidson County
Batch# 14154 DEEDWARR
10/16/2017 02:43:26 PM 2 pgs
Fees: $13.00 Taxes: $414.40

20171016-0105948

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $112,000.00.

Rachel Evers
Affiant

Subscribed and sworn to before me this 13th day of October, 2017

Debbie Mann
Notary Public
My Commission expires: 10/15/18
(Affix Seal)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Mark O'Shea	Movement Mortgage	162-09-0-A-042.00CO
105 Tiffany Court	~~8024 Calvin Hall Rd.~~	
Franklin, TN 37064	Indian Land, SC 29707	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rita Raymer**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mark O'Shea and Jay Maree O'Shea, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, described as Unit NO. 42 of Hickory Valley Condominiums, Phase 2, a Condominium, Horizontal Property Regime, located on Country Drive, Nashville, TN, as shown on the Plat of Hickory Valley Condominiums, Phase 2 Condominium Apartments, recorded in Book 4460, page 133, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4659, page 32, amended on Book 4937, page 429 and Book 5001, page 394, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Rita Raymer, by deed from Ann C Gillespie, on July 18, 2013, of record in Instrument Number 20130719-0074764, Register's Office for Davidson County, Tennessee.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Plat3 Book 4460, page 133, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4659, page 32; Book 4937, page 429; Book 5001, page 394; Book 5967, page 773; Book 4630, page 548; Book 4570, page 493; and Book 4521, page 574, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter of record in Book 7980, page 470, Register's Office for Davidson County, Tennessee.

Easements of record in Book 7497, page 470; Book 7497, page 740; Book 5606, page 663; and Book 4842, page 979, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5510 Country Drive Apt #42, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 12, 2017.

Rita Raymer

Rita Raymer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rita Raymer** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 12, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY