WARRANTY DEED

Bill Garrett Davidson County
Batch# 17251 DEEDWARR
10/24/2017 10:06:59 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20171024-0108800

G-BR-17-1101-402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE 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)
Judee Herr	New Owner	
(NAME)	(NAME)	**104-04-0E-402.00-CO**
110 31st Avenue North, #1003		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **ALLAN W. DICKERMAN AND ALICE R. WATTAM DICKERMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUDEE HERR, A MARRIED 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 located in Davidson County, Tennessee, being Unit No. 402 of 1101 Eighteenth Avenue, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 1101 Eighteenth Avenue of record in Instrument Number 20060807-0096688 and re-recorded in Instrument Number 20060817-0101760 and amended in Instrument Number 20090624-0058837, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Parking Space Number 29 is included as an appurtenance to this Unit. The appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the unit.

Being the same property conveyed to Allan W. Dickerman and Alice R. Wattam Dickerman by Warranty deed from Se Hyung Oh, unmarried of record in Instrument No. 20120723-0064407 Register's Office for Davidson County, Tennessee, dated July 17, 2012 and recorded on July 23, 2012.

This conveyance is subject to:
- Taxes for the year 2018, and subsequent years a lien not yet due and payable.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 1101 Eighteenth Avenue of record in Instrument Number 20060807-0096688 and re-recorded in Instrument Number 20060817-0101760 and amended in Instrument Number 20090624-0058837, Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20060120-0007524, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060120-0007509, in the Register's Office for Davidson County, Tennessee.
- Reciprocal Easement, Access and Agreement and Maintenance Agreement of record in Instrument Number 20070926-0114981 and Termination recorded in Instrument No. 20121128-0109132, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for private stormwater management facilities of record in Instrument Number 20071010-0120355, 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: **1101 18th Ave S #402, Nashville, Tennessee 37212**.

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 19th DAY OF OCTOBER, 2017.

Allan W. Dickerman by John Gleaves,
Attorney in Fact

Alice R. Wattam Dickerman by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 ALLAN W. DICKERMAN AND ALICE R. WATTAM DICKERMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said ALLAN W. DICKERMAN AND ALICE R. WATTAM DICKERMAN.

Witness my hand and official seal, this the 19th of October, 2017.

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 10.7.19
(SEAL)

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