WARRANTY DEED

Bill Garrett Davidson County
Batch# 20980 DEEDWARR
11/01/2017 03:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,129.42
20171101-0112239

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $305,250.00.

Ashley Reins
Affiant

Subscribed and sworn to me on October 31, 2017.

Elizabeth Poole
NOTARY PUBLIC

My Commission Expires: 5/30/21

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole, Esq.
ORTALE KELLY LAW FIRM
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31058

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jason and Melissa Jodway **4017 Sunnybrook Drive** **Nashville, TN 37205**	New Owner	**131-01-0D-030.00-CO**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth M. Beasley McCracken, a married woman**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Jason Jodway and Melissa Jodway, husband and wife**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 30, on the Plan of Georgetown Condominium Apartments, a Condominium, of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided .519 percent interest in the common elements of 5025 Hillsboro Homeowners' Association, as established by a Master Deed for Hillsboro Homeowners Association of record Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516 Register's Office for Davidson County, Tennessee. Said unit is also known as Apartment 5-E.

Being the same property conveyed to Elizabeth M. Beasley, unmarried by Warranty Deed from William Ross Purdy and Terri S. Purdy, husband and wife of record on August 5, 2015 in Instrument No. 20150805-0077794 Register's Office for Davidson County, Tennessee. The said Elizabeth M. Beasley has since married and is now known as Elizabeth M. Beasley McCracken. *Dated August 3,2015, recorded August 5,2015

Robert Patrick McCracken, spouse of Elizabeth M. Beasley McCracken, hereby joins in the execution of this Instrument to convey any marital interest he may have in subject property.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County property taxes which have been paid by the Grantor and prorated by the parties, and taxes or special assessments for subsequent years which are not shown as existing liens by the public records.
2. All matters shown on the Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.
3. 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 Georgetown Apartments of record in Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 575, in the Register's Office for Davidson County, Tennessee. (Only affects the common areas and not the individual units)
5. Easement granted to Metropolitan Government of Nashville and Davidson County of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.
6. Deed of Conveyance for sanitary sewer to the Metropolitan Government of Nashville and Davidson County of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee.
7. Grant of Easement of record in Instrument Number 20110620-0047283 and Instrument No. 20150505-0040558, in the Register's Office for Davidson County, Tennessee.
8. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
9. Rights of others in and to the common areas and/or elements.
10. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 5025 Hillsboro Pike 5E, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my hand this 31st day of October, 2017.

Elizabeth M. Beasley McCracken

Robert Patrick McCracken

STATE OF TENNESSEE, COUNTY OF Davidson

Before me personally appeared Elizabeth M. Beasley McCracken and Robert Patrick McCracken, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on October 31, 2017.

NOTARY PUBLIC

My Commission Expires: 9-7-21

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

True Copy Certification

I, Alyssa Rayne, 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, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne 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: 2/9/2020

Notary' Seal (if on paper)

