Bill Garrett Davidson County
Batch# 22280 DEEDWARR
11/06/2017 09:37:51 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20171106-0113512

WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$190,000.00.**

Affiant

Subscribed and sworn to before me, this the 2nd day of November, 2017.

Notary Public

My commission expires: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Caitlyn E. Rambo	New Owner	**Map 161-11-0-A Parcel 224-00co**
433 Huntington Ridge Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Opal Greenway, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Caitlyn E. Rambo, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 224 on the Plan of Huntington Ridge Townhouses, of record in Plat Book 4675, Page 9, as revised in Plat Book 9700, Page 846, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Opal Greenway, a married woman, by Deed dated August 29, 2014 from Chris M. Martin, married, of record in Instrument No. 20140903-0080147, Register's Office for Davidson County, Tennessee.

Stacey Ryan Greenway, spouse of the above named Opal Greenway, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 4675, Page 9, and revised in Plat Book 9700, Page 846, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140902-0079897, said Register's Office. (3) Boundary Plat of record in Plat Book 4460, Page 67, said Register's Office. (4) Storm Water Detention of record in Book 11345, Page 59, said Register's Office. (5) Charter of Huntington Ridge Townhouse Homeowners' Association, Inc. of record in Book 4729, Page 682, and amended in Book 4890, Page 84, Register's Office for Davidson County, Tennessee. (6) Storm Water Detention Agreements of record in Book 9732, Page 551, and Book 9775, Page 308, said Register's Office. (7) Declaration of Covenants, Conditions and Restrictions of Huntington Ridge Townhouse Development Corporation, of record in Book 4729, Page 687, and as amended in Book 4889, Page 905, and 2nd Amendment of record in Book 5394, Page 243 and amended in Instrument No. 20110331-0024865, Register's Office for Davidson County, Tennessee. (8) By-Laws of Huntington Ridge Townhouse Homeowners' Association, Inc. of record in Book 7423, Page 762, and as amended in Instrument No. 20130724-0076332, and Amended and Restated in Instrument No. 20080324-0029069, Register's Office for Davidson County, Tennessee. (9) Easement as shown in Book 6396, Page 896, said Register's Office. (10) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **433 Huntington Ridge Drive, Nashville, TN 37211**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # R-BR-17-483

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 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 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.

Witness my/our hand(s) this **2nd** day of **November, 2017.**

Opal Greenway

Stacey Ryan Greenway

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Opal Greenway and Stacey Ryan Greenway,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **November, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21