Bill Garrett Davidson County
Batch# 25449 DEEDWARR
11/14/2017 11:18:31 AM 2 pgs
Fees: $13.00 Taxes: $923.15

20171114-0116919

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $249,500.00

Affiant

Subscribed and sworn to before me, this 10th day of November, 2017.

Notary Public

My commission expires: 07/06/20

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GSD 17 801113

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Deborah G. Abbott	new owner	**092160C11300CO**
807 18th Ave S Apt 113	1901 Clifford St #901	
Nashville, TN 37203	Fort Myers FL 33901	

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

Walker Garland Bloodworth, unmarried man

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

Deborah G. Abbott, 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. 113, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record in Instrument No. 20041214-0148798, as amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, as re-recorded in Instrument No. 20060 I 09-0003220, and further amended in Instrument No. 20051123-0142078, and as further described on Plan of record attached as Exhibit "E" to said Master Deed, as amended, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. together with the percentage interest in common elements and any limited common elements appurtenant to said unit set forth in the Master Deed and Amendments thereto.

Being the same property conveyed to Walker Garland Bloodworth by Warranty Deed, from William Sasser and wife, Sandra Sasser, dated February 12, 2013, of record in Instrument No. 20130225-0018739, Register's Office of Davidson County, Tennessee. Instrument # 20070509-0055940, and 20080314-0026174

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Subject to all matters in Master Deed of record in Instrument No. 20041214-0148798, Instrument No. 20041216-0149823, Instrument No. 20050504-0050222 and Instrument No. 20051123-0142078, said Register's Office.

Subject to Boundary Line Settlement, QuitClaim Deed and Grant of Easements of record in Instrument No. 20050420-0044082, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 807 18th Ave S Apt 113, Nashville, TN 37203.

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 we do covenant with 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 in 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 10th day of November, 2017.

Walker Garland Bloodworth

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Walker Garland Bloodworth, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of November, 2017.

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

J. ANDREW RILEY
STATE OF TENNESSEE NOTARY PUBLIC