WARRANTY DEED

Bill Garrett Davidson County
Batch# 32254 DEEDWARR
12/01/2017 10:27:50 AM 2 pgs
Fees: $13.00 Taxes: $1,381.95

20171201-0122706

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 7/5/21
(AFFIX SEAL)

MISTY M. NEWCOMB NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Kimberly G. Cook, a single woman	new owner	72-9U-4
(NAME)	(NAME)	
918D Delmas Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172843

For and 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 acknowledged, I/we, Barry W. Young and Kimberly B. Young, husband and wife, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Kimberly G. Cook, a single woman, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Unit D, as shown on Exhibit B, to the Declaration of Covenants, Conditions and Restrictions for Homes at 918 Delmas Avenue, A Horizontal Property Regime with Private Elements, which is of record in Instrument No. 20150409-0031393, Register's Office for Davidson County, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Barry Young and Kimberly Young, husband and wife, by Warranty Deed from Southern Elite Custom Homes, LLC, dated March 28, 2016, and filed of record in Instrument No. 20160330-0029924, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
The premises described herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By Laws appended thereto, establishing a Horizontal Property Regime of Homes at 918 Delmas Avenue, of record in Instrument No. 20150409-0031393, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 918D Delmas Avenue, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # 20172843

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of November, 2017

Barry W. Young

Kimberly B. Young

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Barry W. Young and Kimberly B. Young, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th of November, 2017.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021