Bill Garrett Davidson County
Batch# 34434 DEEDWARR
12/07/2017 10:45:45 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20171207-0124920

TY DEED

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

G-VRES-17-5508B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-30-19

(AFFIX SEAL)

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)
Christopher Weedon	Paramount Residential Mtg Group	
(NAME)	(NAME)	
5508 B New York Avenue	1265 Corona Pointe Ct, Ste 301	**091-02-0S-002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Corona, CA 92879	
(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, **PATRICIA LAYNE, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER WEEDON, A SINGLE MAN,** 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:

Land in Davidson County, Tennessee, being Unit B, 5508 New York Cottages, as shown in the Declaration of Covenants, Conditions and Restrictions for 5508 New York Cottages, a Horizontal Property Regime with Private Elements of record in Instrument Number 20141016-0095790, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patricia Layne by Warranty deed from George Phillip Lauderback, II and wife, Tina Lynn Lauderback of record in Instrument No. 20150427-0037364 Register's Office for Davidson County, Tennessee, dated April 15, 2015 and recorded on April 27, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20141016-0095790, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20141016-0095789, 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: **5508 B New York Avenue, Nashville, Tennessee 37209**.

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 5th DAY OF DECEMBER, 2017.

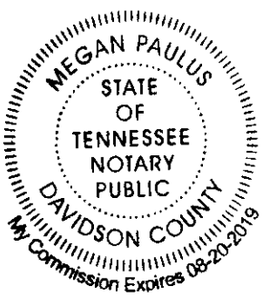
Patricia Layne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of December, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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