# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

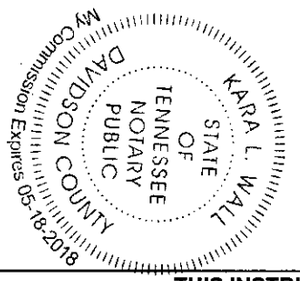
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)




W-VRES-17-6680-A15

Bill Garrett Davidson County
Batch# 36602 DEEDWARR
12/13/2017 09:35:19 AM 2 pgs
Fees: $13.00 Taxes: $425.50

20171213-0126904

**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: | |
|---|---|---|
| **Michelle Marie Carter** | **F&M Bank** | |
| (NAME) | (NAME) | **102-07-0A-062.00-CO** |
| **6680 Charlotte Pike Apt. A15** | **PO Box 451** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | **Clarksville, TN 37041** | |
| (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, **THOMAS VERRIERE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHELLE MARIE CARTER, UNMARRIED,** 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:

A certain condominium apartment located in Davidson County, Tennessee, being Unit A-15, The Avenue Nashville West (formerly West Meade Condominium), created under Title 66, Chapter 27, Section 101, et seq. as amended, TCA, and as established by the Master Deed of The Avenue Nashville West, Inc., (formerly West Meade Condominium), of record in Book 5923, Page 704, as amended in Book 6277, page 653, Book 7333, page 415, Book 7333, page 418, Instrument No. 20120307-0020068, and Instrument No. 20120724-0065040, as corrected in Instrument No. 20120817-0074026, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-I of said Master Deed. Reference is hereby made to the Plan of West Meade Condominium of record in Plat Book 5200, Page 430, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas Verriere, unmarried by Warranty Deed from James C. Tolbert Jr, Single of record in Instrument No. 20130410-0035542 Register's Office for Davidson County, Tennessee, dated April 08, 2013 and recorded on April 10, 2013.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 430, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of West Meadeof record in Book 5923, Page 704, amended in Book 6277, page 653, Book 7333, page 415, Book 7333, page 418, Instrument No. 20120307-0020068, Instrument No. 20120724-0065040 and Instrument No. 20120817-0074026 , Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5923, Page 740, in the Register's Office for Davidson County, Tennessee.
- Homeowner's Association Carter of record in Book 5923, Page 756, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of record in Book 4520, Page 836 and Book 8808, Page 872, in the Register's Office for Davidson County, Tennessee.
- Encroachment Easement of record in Book 6561, Page 90, in the Register's Office for Davidson County, Tennessee.
- Ingress/Egress Easement of record in Book 4265, Page 587, in the Register's Office for Davidson County, Tennessee.
- Recreational Easement of record in Book 4552, Page 507, 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: **6680 Charlotte Pike Apt. A15, 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 8th DAY OF DECEMBER, 2017.

Thomas Verriere

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS VERRIERE, 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 8th of December, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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