WARRANTY DEED

Bill Garrett Davidson County
Batch# 41098 DEEDWARR
12/27/2017 09:50:22 AM 2 pgs
Fees: $13.00 Taxes: $480.63

20171227-0130971

M-VRES-17-137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2021

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)
Felicia Jean Oladokun	**Quicken Loans Inc.**	
(NAME)	(NAME)	
137 Heritage Trace Drive	**1050 Woodward Avenue**	**042110B03100CO**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Detroit, MI 48226**	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARRY L. NASH, MARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FELICIA JEAN OLADOKUN, A SINGLE WOMAN,** hereinafter called the Grantee, her 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 Apartment Unit No.137 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4758, page 179, and amended in Book 4808, page 829, Book 5102, Page 383, and Book 6380, Page 989 and further supplemented and amended by Instrument of record in Book 6484, page 287, Book 9654, Page 906 and Instrument No. 20040804-0093767, 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 said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said supplement and Amendment to the Master Deed, for a more completed identification and description of such. Unit.

Being the same property conveyed to Garry L. Nash by Warranty deed from Linda Brooks of record in Instrument No. 20001205-0119522 Register's Office for Davidson County, Tennessee, dated December 01, 2000 and recorded on December 05, 2000.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:

- Taxes for the year 2017, a lien not yet due and payable.
- The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Heritage Village, and recorded in Book 4758, page 179 amended 4808, Page 829 and Book 5102, Page 383, Book 6380, Page 989, Book 6484, Page 287and Book 9654, page 906 and Instrument 20040804-0093767, Register's Office for Davidson County, Tennessee.
- Subject to a 32 foot Easement to Nashville Electric Service of record in Book 3573, Page 343, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 4460, Page 110, in the Register's Office for Davidson County, Tennessee.
- Charter of Heritage Village Condominiums Homeowner's Association of record in Book 6418, page 478.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **137 Heritage Trace Drive, Madison, Tennessee 37115**.

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 hand this the 22nd DAY OF DECEMBER, 2017.

Garry L. Nash

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARRY L. NASH, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of December, 2017.

Notary Public

My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

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