Bill Garrett Davidson County
Batch# 43820 DEEDWARR
01/03/2018 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $148.00
20180103-0000961

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of January, 2018.

Notary Public

My commission expires: 5/30/21

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

ELIZABETH PASCHALL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **Ana M. Church** | **New Owner** | **147-02-0B-072.00-CO** |
| **5056 Lakeview Drive** | | |
| **Nashville, TN 37220** | | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Catherina A. Watry and James R. Watry, wife and husband**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Ana M. Church and Christopher A. Church, wife and husband**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. D-110 of Caldwell Court Condominiums, a Condominium, a Horizontal Property Regime, located on Harding Place, Nashville, Tennessee, established and described in a Master Deed recorded in Book 6188, Page 744 as amended in Instrument No. 20070509-0055551, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Caldwell Court Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 6188, 744 as amended in Instrument No. 20070509-0055551, and By-Laws appended thereto, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to James R. Watry and wife Catherina A. Watry by Warranty deed from Gregory F. Geyman and wife, Candra M. Capps of record in Instrument No. 20070628-0077432 Register's Office for Davidson County, Tennessee, dated June 22, 2007 and recorded on June 28, 2007.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 550 Harding Place
Unit D-110 Nashville, TN 37211.

147-02-0B-072.00-CO is the parcel identification number assigned to the property by the county tax assessor's office.

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 HANDS EFFECTIVE AS OF 2nd day of January, 2018:

Catherina A. Watry

Catherina A. Watry

James R. Watry

James R. Watry

| | | |
|---|---|---|
| **STATE OF TENNESSEE** | ) | **INDIVIDUAL ACKNOWLEDGEMENT** |
| | ) | |
| **COUNTY OF WILLIAMSON** | ) | |

Personally appeared before me, a Notary Public of said County and State, Catherina A. Watry and James R. Watry, 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 the 2nd day of January, 2018.

My Commission Expires: 5/25/20

Notary Public

20171765R

DORA L. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

