Bill Garrett Davidson County
Batch# 51830 **DEEDWARR**
01/26/2018 10:02:33 AM 2 pgs
Fees: $13.00 Taxes: $358.90

20180126-0008311

WARRANTY DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JM-FSBO-18-710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 01-010-2020
(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)
Maria Adriana Arredondo Lopez	**NEW OWNER**	
(NAME)	(NAME)	
363 Cedarmont Drive		**162-09-0C-710.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **JASON R. JAMES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARIA ADRIANA ARREDONDO LOPEZ, AN UNMARRIED WOMAN,** 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 No. B, located on Lot No. 18 on the plan of Cedarwood Condominium, Phase III, Revised, of record in Plat Book 5200, Page 349, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jason James, unmarried by Warranty deed from Amy Lynn Kelsey of record in Instrument No. 20051020-0126428 Register's Office for Davidson County, Tennessee, dated October 19, 2005 and recorded on October 20, 2005.

This conveyance is done without the benefit of a title exam and subsequently is not insured.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Plan of record in Plat Book 5200, Page 349, Register's Office for Davidson County, Tennessee.
- The premises herein insured 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 and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Cedarwood Condominiums of record in Book 5707, Page 121, amended in Book 5720, Page 912, and Book 5776,Page 741, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5707, Page 167, amended in Book 6062, page 285, in the Register's Office for Davidson County, Tennessee.
- Regulatory Agreement of record in Book 5720, Page 918, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5667, Page 429, and Book 5722, page 198, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 2439, Page 564, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 4545, Page 203, and Book 4545, page 206, in the Register's Office for Davidson County, Tennessee.
- Sewer Lines and Water Lines conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water, Sewerage Services of record in Book 5657, Page 20 and 33, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement Transmission of record in Instrument Number 20130520-0050592, in the Register's Office for Davidson County, Tennessee.

- Restrictions of record as Instrument Number 20081020-0126428 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: **710 Apple Court, Nashville, Tennessee 37211**.

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 24th DAY OF JANUARY, 2018.

Jason R. James

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON R. JAMES, 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 24th of January, 2018.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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