WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

O-TTS-18-5170

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SE

Bill Garrett Davidson County
Batch# 63574 DEEDWARR
02/28/2018 02:20:10 PM 2 pgs
Fees: $13.00 Taxes: $603.10

20180228-0018887

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)
Adam N. Bridges	Farmington Mtg	
(NAME)	(NAME) Ste 300A	**163-05-0B-105.00**
5170 Hickory Hollow Pkwy #214	2002 Richard Jones Rd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37215	
(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, **HENRY R. VANDERLIP REVOCABLE LIVING TRUST, DATED JUNE 25, 2010,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM N. BRIDGES, AN UNMARRIED 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 No. 105 on the Plan of Phase II, Mill Park (Formerly Hickory Hollow Townhomes), a Horizontal Property Regime (Private Element) of record in Plat at Instrument No. 20000706-0066999, 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 Henry R. Vanderlip Revocable Living Trust, Dated June 25, 2010 by Executor's deed from Joan D. Vanderlip, as Executor of the Estate of Henry R. Vanderlip, Docket No. P-7158, Chancery Court for Williamson County, Tennessee, of record in Instrument No. 20171017-0106334 Register's Office for Davidson County, Tennessee, dated September 13, 2013 and recorded on October 17, 2017.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record as Instrument Number 20000706-0066999, Register's Office of Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10719, Page 425, as amended in Book 11167, page 757, Instrument No. 20010712-0074528, Instrument No. 20011016-0112643, Instrument No. 20020507-0055107, Instrument No. 20021017-0127808, Instrument No. 20050131-0011265, Instrument No. 20110208-0011084, Instrument No. 20080304-0021743, Instrument No. 20140902-0079467 and Instrument No. 20141231-0119109, Register's Office for Davidson County, Tennessee;
- By-Laws of Mill Park of record in Book 10719, Page 464, as amended in Book 11167, Page 759, in the Register's Office for Davidson County, Tennessee;
- Charter of Mill Park Homeowner's Association of record in Book 10719, Page 419, in the Register's Office for Davidson County, Tennessee;
- Quitclaim Deed for common areas to Mill Park Homeowner's Association of record in Book 11221, Page 249, in the Register's Office for Davidson County, Tennessee;
- Detention Pond Agreement of record in Book 10506, Page 278, in the Register's Office for Davidson County, Tennessee;
- Easement for Bell South of record in Book 11378, Page 991, in the Register's Office for Davidson County, Tennessee;
- Quitclaim Deed for open space of record in Instrument Number 20010712-0074529, in the Register's Office for Davidson County, Tennessee;
- Mill Park Homeowner's Association Rules and Regulations of record in Instrument Number 20160223-0017010 and Instrument No. 20161028-0113925, in the Register's Office for Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;

- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5170 Hickory Hollow Pkwy #214, Antioch, Tennessee 37013**.

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 23rd DAY OF FEBRUARY, 2018.

Henry R. Vanderlip Revocable Living Trust, Dated June 25, 2010

BY: Joan D. Vanderlip

Joan D. Vanderlip
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN D. VANDERLIP, SUCCESSOR TRUSTEE of HENRY R. VANDERLIP REVOCABLE LIVING TRUST, DATED JUNE 25, 2010, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd of February, 2018.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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