WARRANTY DEED

Bill Garrett Davidson County
Batch# 65200 **DEEDWARR**
03/05/2018 02:52:04 PM 2 pgs
Fees: $13.00 Taxes: $793.65

20180305-0020706

O-SR-18-107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,500.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
Kyle Drake	**Mortgage Investors Group**	
(NAME)	(NAME)	
107 Highland Villa Drive	**8320 East Walker Springs Lane**	**161-14-0B-107.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Knoxville, TN 37923**	
(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, **KRISTEN O. LA SCOLA (F/K/A KRISTEN O. WATSON), MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLE DRAKE, 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 all of Unit No. 107, Highland Villa Condominiums, its Horizontal Property Regime having been established by the Master Deed of record in Book 7278, page 312, and amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153 and Book 7600, page 361, Register's Office of Davidson County, Tennessee, reference to the plan thereof, Exhibit "B" to said Master Deed, being hereby made for more complete details of said lot.

Being the same property conveyed to Kristen O. Watson by Warranty deed from Jason Patrick Winnigham and wife, Ashley Winningham and Ward Olen Winningham of record in Instrument No. 20020926-0117599 Register's Office for Davidson County, Tennessee, dated September 23, 2002 and recorded on September 26, 2002. The said Kristen O. Watson having since married and is now known as Kristen O. La Scola.

THIS HAS NEVER BEEN A MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:

- Taxes for the year 2018 and thereafter, not yet due and payable;
- Subject to all matters shown on the Boundary Plat of record in Plat Book 6200, Page 473 and Plat Book 6200, page 691, and in the Master Deed as Exhibit "B" of record in Book 7278, Page 312, 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 Highland Villa Condominium of record in Book 7278, Page 312 amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, and Book 8765, Page 610, Book 10871, Page 232, Register's Office for Davidson County, Tennessee;
- Charter for the Homeowner's Association for Highland Villa Condominiums of record in Book 7278, Page 310, in the Register's Office for Davidson County, Tennessee;
- By-Laws for Highland Villa Condominium of record in Book 7278, Page 334 amended in Book 8090, Page 537, Book 8131, Page 95, Book 8658, Page 595, Book 9730, Pages 265, 268 and 271 in Instrument No. 20021118-0142476 and in Instrument 20081210-0119221, in the Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8175, Page

774, in the Register's Office for Davidson County, Tennessee;
• Deed of Conveyance to the State of Tennessee of record in Book 7913, Page 753, in the Register's Office for Davidson County, Tennessee;
• Storm Water Detention Agreement of record in Book 6952, Page 928, 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: **107 Highland Villa Drive, 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 28th DAY OF FEBRUARY, 2018.

Kristen O. La Scola (f/k/a Kristen O. Watson)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTEN O. LA SCOLA, 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 28th of February, 2018.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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