THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-22409

Bill Garrett Davidson County
Batch# 65740 DEEDWARR
03/06/2018 09:56:24 AM 2 pgs
Fees: $13.00 Taxes: $1,061.90

20180306-0020940

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 287,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BRENDA SHELBY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 07-24-2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julianna Grace Herod	Renasant Bank	MAP 116-03-0B-
4505 Harding Pike #185	P. O. Box 709	PARCEL 185.00-CO
Nashville, TN 37205	Tupelo, MS 38802	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lena M. Warren Andrews, joined by her spouse, Frank Maxwell Andrews, Jr.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julianna Grace Herod, an unmarried woman**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A 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. 185 on the Plan of Royal Oaks Apartments of record in Plat Book 5200, Page 45, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowner's Association, a Horizontal Property Regime established by Master Deed and By-Laws of record in Book 5282, Page 972, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven F. Warren and Lena M. Warren, husband and wife by Warranty deed from Meghan L. Traughber Paragano, married of record in Instrument No. 20140804-0069469 Register's Office for Davidson County, Tennessee, dated July 30, 2014 and recorded on August 04, 2014. Said deed was corrected by Scrivener's Affidavit recorded as Instrument 20180212-0013872, correcting the vesting on the deed.

Being the same property conveyed to Lena M. Warren Andrews by quitclaim deed from Steven F. Warren, of record as Instrument 20180214-0014593, said Register's Office.

Frank Maxwell Andrews Jr. joins in this conveyance in order to convey and interest he may have in the subject property.,

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for 2018which have been prorated and assumed by Grantee; (2) Subject to all matters shown on the Plan of record in Plat Book 5200, Page 45, amending Book 4660, page 5: (3) the Master Deed establishing a Horizontal Property Regime of 4505 Harding Road Homeowners' Association, of record in Book 5282, Page 972; (4) Charter of Royal Oaks Homeowners' Association of record in Book 5282, Page 501; (5) Easements to Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 3347, Page 188, Book 3958, page 152 and Book 4835, page 954; 96) Easement for driveway of record in Book 4668, Page 986' (7) Easements and reservations of record in Book 4744, Page 370, modified in Book 4978, page 524; (8) Easement of record in Book 3165, Page 607; (9) Easements and other rights contained in deed of record in Book 5144, Page 244; (10) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (11) Subject to rights of others in and to the common areas and/or elements; (12) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4505 Harding Pike #185, Nashville, TN 37205.**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 our hands this the 2 day of MARCH, 2018.

Lena M. Warren Andrews

Frank Maxwell Andrews, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lena M. Warren Andrews** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2nd day of March, 2018.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DFAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Maxwell Andrews Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 2 day of MARCH, 2018.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN