WARRANTY DEED

Bill Garrett Davidson County
Batch# 65885 DEEDWARR
03/06/2018 02:31:09 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20180306-0021137

J-BR-18-04505-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF MARCH 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/2020
(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)
Olivia Huggins	**Farmington Mortgage, A Div of Capstar Bank**	
(NAME) **4505 Harding Pk #180**	(NAME) **2002 Richard Jones Rd, Suite 300A**	**116-03-0B-180.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **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, **KATHERINE LEIGH CASKEY, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OLIVIA HUGGINS, A SINGLE 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 180 of Royal Oaks Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 45, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Katherine Leigh Caskey, an unmarried woman, by Warranty Deed from Keith C. Douglas, an unmarried man, of record in Instrument No. 20140102-0000318, in the Register's Office of Davidson County, Tennessee, dated December 27, 2013 and recorded on January 02, 2014.

This conveyance is subject to:
• County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION OF LOTS 1, 2, 4 & 5, ROYAL OAKS, as recorded in Plat Book 4660, Page(s) 59, in the Register's Office of Davidson County, Tennessee.
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROYAL OAKS APARTMENTS, as recorded in Plat Book 5200, Page(s) 45, in the Register's Office of Davidson County, Tennessee.
• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ROYAL OAKS APARTMENTS Condominium of record inBook 5282, Page 972, in the Register's Office of Davidson County, Tennessee.
• Easement for Sewer, recorded in Book 3347, Page 188, in the Register's Office of Davidson County, Tennessee.
• Easement for Sewer, recorded in Book 4976, Page 356, in the Register's Office of Davidson County, Tennessee.
• Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 4835, Page 964, in the Register's Office of Davidson County, Tennessee.
• Easement recorded in Book 4744, Page 370, Book 4978, Page 524 and Book 5144, Page 244, in the Register's Office of Davidson County, Tennessee.
• Terms and provisions of by-Laws of Royal Oaks Apartments recorded in Book 5282, Page 992, in the Register's Office of Davidson County, Tennessee .
• Charter on 4505 Harding Road Homeowners Association of record at Book 5282, Page 501, in the Register's Office of Davidson County, Tennessee.
• Limited Partnership Agreement on Royal Oaks Apartments of record at Book 4753, Page 876, as amended at Book 4876, Page 982, Book 5115, Page 9 and Book 5134, Page 539, in the Register's Office of Davidson

County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4505 Harding Pk #180, Nashville, Tennessee 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(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 5 DAY OF MARCH, 2018.

Katherine Leigh Caskey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE LEIGH CASKEY, 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 5th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

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

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