WARRANTY DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

P-BR-18-116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,500.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 01-01-2020 (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)
Jessica M Salley	**New Owner**	
(NAME)	(NAME)	
116 Villa View Ct.		**171-02-0A-017.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **WILLIAM R. THOMASON AND KATHRYN WILBANKS MOODIE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA M SALLEY, A SINGLE PERSON,** 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 Number 17, on the Plan of Brentwood Villa, Phase 1, as of record in Plat Book 6900, Pages 4 and 5, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William R. Thomason by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20130308-0023288 Register's Office for Davidson County, Tennessee, dated February 28, 2013 and recorded on March 08, 2013.William R. Thomason having since married. Kathryn Wilbanks Moodie joins in this instrument to convey any marital interest she may have in said property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 5, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the PUD Boundary Plat of record in Plat Book 6900, Page 4, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property regime of Brentwood Villa, and recorded in Book 6923, Page 943; Book 7035, Page 115; Book 7101, Page 730 as re-recorded in Book 7143, Page 18 and amended in Book 7266, Page 84 and Book 7423, Page 574, Register's Office for Davidson County, Tennessee.
- By-Laws of Brentwood Villa of record in Book 6923, Page 986; Book 7423, Page 567 and Book 8074, Page 564, Register's Office for Davidson County, Tennessee.
- Charter of Brentwood Villa Condominium Association, Inc. of record in Book 6936, Page 895, as amended in Book 7998, Page 249, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 5155, Page 164, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 6385, Page 814, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 8127, Page 666; Book 8127, Page 782; Book 8127, Page 802 and Book 8128, Page 17, 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: **116 Villa View Ct., Brentwood, Tennessee 37027**.

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.

Bill Garrett Davidson County
Batch# 66058 **DEEDWARR**
03/07/2018 09:26:05 AM 2 pgs
Fees: $13.00 Taxes: $1,082.25

Witness my/our hand(s) this the 2nd DAY OF MARCH, 2018.

William R. Thomason

Kathryn Wilbanks Moodie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM R. THOMASON, 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 2nd of March, 2018.

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN WILBANKS MOODIE, 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 2nd of March, 2018.

Notary Public
My Commission Expires:
(SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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