WARRANTY DEED

Bill Garrett Davidson County
Batch# 71670 **DEEDWARR**
03/21/2018 12:52:41 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20180321-0026733

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$265,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of March, 2018.

Notary Public

My commission expires: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nancy Roche **Sawnie R. Aldredge**	new owner	**Map 116-03-0-B Parcel 173.00co**
4505 Harding Pike #173	821 Fatherland St	
Nashville, TN 37205	Nashville, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Vito K. Rocco and spouse, Carol L. Rocco, and James Louie and spouse, Cheryl Louie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nancy Roche and Sawnie R. Aldredge, wife and husband,

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 173 as shown on the Plat of Royal Oaks Apartments, Condominium Apartments, of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.069% interests in common elements of 4505 Harding Road Homeowner's Association, as described in Book 5282, Page 972, et seq., said Register's Office.

Being the same property conveyed to Vito K. Rocco and spouse, Carol L. Rocco as to a 1/2 interest and James Louie and spouse, Cheryl Louie as to a 1/2 interest, by Deed dated August 31, 2007 from William F. Baskerville and spouse, Judith R. Baskerville, of record in Instrument No. 20070904-0105968 and Affidavit of Scrivener's Error of record in Instrument No. 20071217-0144657, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of James Louie, pursuant to a Power of Attorney executed by him/her on the 9th day of March, 2018, of record in Instrument No. 20180321-0026731 **, Register's Office for Davidson County, Tennessee.**

This instrument is being executed on behalf of Cheryl Louie, pursuant to a Power of Attorney executed by him/her on the 9th day of March, 2018, of record in Instrument No. 20180321-0026732 **, Register's Office for Davidson County, Tennessee.**

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 5200, Page 45, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) The Premises herein insured is a condominium apartment established pursuant to all 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 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in Master Deed establishing a Horizontal Property Regime of 4505 Harding Road Homeowners' Association, of record in Book 5282, Page 972, and as amended in Book 5673, Page 622, Register's Office for Davidson County, Tennessee. (3) By-Laws of The 4505 Harding Road Homeowners' Association, of record in Book 5282, Page 992, Register's Office for Davidson County, Tennessee. (4) Charter of 4505 Harding Road Homeowners' Association, of record in Book 5282, Page 501, Register's Office for Davidson County, Tennessee. (5) Sewer Easement of record in Book 3347, Page 188, in Book 4835, Page 964, and in Book 4976, Page 356, Register's Office for Davidson County, Tennessee. (6) Pipeline Easement of record in Book 3165, Page 607, Register's Office for Davidson County, Tennessee. (7) Ingress/Egress Easements of record in Book 5144, Page 244, in Book 4668, Page 986, in Book 4744, Page 370, and in Book 4978, Page 524, Register's Office for Davidson County, Tennessee. (8) Grant of Easement between Comcast and 4505 Harding Road Homeowners' Association, of record in Instrument No. 20180309-0022567, said Register's Office. (9) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **4505 Harding Pike #173, Nashville, TN 37205**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #:_____

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **16th** day of **March, 2018.**

Vito K. Rocco

Carol L Rocco

Cheryl Louie, by Carol L. Rocco, Attorney-in-Fact

James Louie, by Carol L. Rocco, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Vito K Rocco and Carol L Rocco,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **March, 2018.**

Notary Public

My Commission Expires: 11/9/21

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of March, 2018, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Carol L. Rocco,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Cheryl Louie and James Louie**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Cheryl Louie and James Louie**, for the purpose therein contained, by signing the name of **Cheryl Louie and James Louie**, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **March, 2018.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY