This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record + Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Janet Blue
102 Emma Nuehoff Court
Nashville, Tennessee 37205

Bill Garrett Davidson County
Batch# 81512 DEEDWARR
04/17/2018 08:40:56 AM 3 pgs
Fees: $18.00 Taxes: $856.18

20180417-0035848

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **129-11**
GROUP **A**
PARCEL **02.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Howard D. Derrick, Jr. and wife, Constance H. Derrick,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Janet Blue**, 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. 102 on the Plan of Condominium Site Plan, Plat for Phase 1B of Lot no. 2, The Cloister at St. Henry, a Horizontal Property Regime, filed as Exhibit B to and established by The Master Deed of record in Book 6237, page 665, as amended in Book 6834, page 449, Register's Office, Davidson County, Tennessee, together with an undivided interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By laws of the Association of Owners.

Being the same property conveyed to Howard D. Derrick, Jr. and Constance H. Derrick by Warranty Deed dated June 5, 2013 from St. Henry's Property Development, Inc. of record in Instrument no. 20130613-0060275, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Howard D. Derrick, Jr. and Constance H. Derrick by Sublease and Conveyance of Condominium Apartment Deed dated June 5, 2013 from Green Springs Properties, LLC, a Tennessee limited liability company of record in Instrument no. 20130613-0060276, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2018 and subsequent years.

This is **improved** property known as **102 Emma Nuehoff Court, 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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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 **29th** day of **March, 2018.**

Howard D. Derrick, Jr., by Margaret Simpson, attorney-in-fact

Howard D. Derrick, Jr., by Margaret Simpson, as attorney-in-fact

Constance H. Derrick, by Margaret Simpson as attorney-in-fact

Constance H. Derrick, by Margaret Simpson, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Margaret Simpson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in fact for both, **Howard D. Derrick, Jr and Constance H. Derrick**, the bargainors, and that as Attorney in Fact she executed the within Warranty Deed by signing the names of **Howard D. Derrick, Jr and Constance H. Derrick** as their free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of March, 2018.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 9/7/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $231,400.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of March, 2018.

NOTARY PUBLIC

My Commission Expires: