Bill Garrett Davidson County
Batch# 85016 DEEDWARR
04/26/2018 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20180426-0039570

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $135,000.00 Affiant Subscribed and sworn to before me, this 25th day of April, 2018. Notary Public My commission expires: 12/28/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-28-2020

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Oliver L. Hildebrand **Dyeann H. Hildebrand**	**New Owner**	**Map/Parcel 135-08-0-A-857.00CO**
857 Longhunter Court	1752 Stonewater Dr.	
Nashville, TN 37217	Hermitage, TN 37076	

FOR AND IN 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,

Omari J. Whyte and wife, Jessalynn G. Whyte

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

Oliver L. Hildebrand and Dyeann H. Hildebrand, husband and wife

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. 857, on the Plat of Tract No. 19, Site Plan, on the Plan of Nashboro Village Nineteen Condominium, according to the Master Deed of record in Book 5333, Page 957, and more particularly described in Plat Book 5200, Page 80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of the 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Nashboro Village Nineteen Condominium Apartments, as of record in Plat Book 5200, Page 80, and Master Deed of record in Book 5333, Page 957; By-Laws of record in Book 4827, Page 14 and supplemented in Book 5469, Page 840 and Book 7751, Page 907, and Charter of record in Book 5344, Page 959, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Omari J. Whyte and wife, Jessalynn G. Whyte, by Warranty Deed, from Thomas L. Barry and wife, Rebecca S. Barry, dated September 30, 2014, of record in Instrument No. 20141001-0090337, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 5200, Page 80, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4827, Page 14, amended in Book 5469, Page 840, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 5333, Page 957, Register's Office for DAVIDSON County, Tennessee.

By Laws of record in Book 5333, Page 999, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 4828, Page 835, Book 5344, 960, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues-if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 857 Longhunter Court, Nashville, TN 37217.

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 25th day of April, 2018.

Omari J. Whyte

Jessalynn G. Whyte

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Omari J. Whyte and wife, Jessalynn G. Whyte, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2018.

Notary Public

My Commission Expires: 11-23-20



File #: 180126SH
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Jason Nguyen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Cheri D. Bayer, a notary public for this county and state,, Jason Nguyen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

{Notary' Seal}

