Record and return to:
Faith Title & Escrow, Inc.
2236 New Hope Rd
Hendersonville, TN 37075

WARRANTY DEED

Bill Garrett Davidson County
Batch# 86175 DEEDWARR
04/30/2018 10:33:01 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20180430-0040297

Y-BR-18-5025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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)
Joshua D. White	**New Owner**	
(NAME)	(NAME)	
5025 Hillsboro Pike Apt. 15L		**131-01-0-D-117.00-CO**
(ADDRESS)	(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, **SERGIO GUTIERREZ, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA D. WHITE, AN UNMARRIED 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 No. 117 also known as Apartment No. 15L, on the Plan of Georgetown Apartments, Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, as established by a Master Deed for and By-Laws, of record in Book 5211, Page 325, as amended in Book 5616, Page 133, Book 6079, Page 516 and Book 10225, Page 413, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Georgetown Condominiums, as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Sergio Gutierrez, an unmarried man by Warranty deed from Jonathan L. Claxton and wife, Tiffany Claxton of record in Instrument No. 20160330-0029915 Register's Office for Davidson County, Tennessee, dated March 29, 2016 and recorded on March 30, 2016.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of 5025 Hillsboro Homeowners' Association with By-Laws appended thereto as Exhibit "C" of record in Book 5211, Page 325, as amended in Book 5616, Page 133 and Book 6079, Page 516, together with a Resolution of the Board of Directors for the 5025 Hillsboro Homeowners' Association in Instrument No. 20120731-0067332, and an Appointment of Successor Trustee in Instrument No. 20120823-0076049, Register's Office for Davidson County, Tennessee.
- Charter for 5025 Hillsboro Homeowners' Association of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 575, in the Register's Office for Davidson County, Tennessee. (Only affects the common areas and not the individual units)
- Deed of Conveyance for sanitary sewer to the Metropolitan Government of Nashville and Davidson County of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee.
- Easement granted to Metropolitan Government of Nashville and Davidson County of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20110620-0047283 and Instrument Number 20150505-0040558, in the Register's Office for Davidson County, Tennessee.
- Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20020122-0008269, 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: **5025 Hillsboro Pike Apt. 15L, Nashville, Tennessee 37215**.

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 27th DAY OF APRIL, 2018.

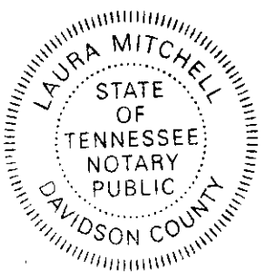
Sergio Gutierrez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SERGIO GUTIERREZ, 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 27th of April, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



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