Bill Garrett Davidson County
Batch# 87414 DEEDWARR
05/02/2018 10:29:31 AM 2 pgs
Fees: $13.00 Taxes: $1,668.70
20180502-0041601

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $451,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Y-BR-18-300

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)
Heather Mason	**NEW OWNER**	
(NAME)	(NAME)	
300 Sylvan Park Ln.		104-01-0F-039.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **KIMBERLY HODGES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEATHER MASON, A SINGLE WOMAN,** 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. 39, on the plan of West End Station Condominiums, filed as Exhibit B, to and established by the Master Deed of record in Instrument No. 20070120083315, as amended in Instruments 20071220146057, 20080919095641, 20081029108160 and 20090825080074, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Kimberly Hodges, unmarried by Warranty deed from James M. Powell, an unmarried man of record in Instrument No. 20140805-0070043 Register's Office for Davidson County, Tennessee, dated June 19, 2014 and recorded on August 05, 2014.

This conveyance is subject to:

- Taxes for the year 2018 and subsequent years
- Master Deed establishing a Horizontal Property Regime of West End Station of record in Instrument Number 20070712-0083315, as amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160 and Instrument No. 20090825-0080074, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer, Storm Drainage, Water Mains of record in Instrument Number 20080421-0040206 and Instrument No. 20080505-0046041, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Water Detention of record in Instrument Number 20070425-0049064 and Instrument Number 20080505-0045999, in the Register's Office for Davidson County, Tennessee.
- Easement for Comcast of record in Instrument Number 20081017-0104357, in the Register's Office for Davidson County, Tennessee.
- Charter for West End Station HOA of record in Instrument Number 20080805-0080550, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 1851, Page 222, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Drainage and Access of record in Instrument Number 20070425-0049073, in the Register's Office for Davidson County, Tennessee.
- Application to combine parcels of record in Instrument Number 20070606-0067812, in the Register's Office for Davidson County, Tennessee.
- Survey dated June 28, 2007, Cherry Land Surveying, TN RLS No. 1512.
- Title to that portion of premises, if any, embraced within the bounds of the charter right-of-way of the N.C. and St. L. Railroad.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20070711-0082529, in the Register's Office for Davidson County, Tennessee.

- Easement Agreement of record in Instrument Number 20131007-0105196, 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: **300 Sylvan Park Ln., Nashville, Tennessee 37209**.

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 30th DAY OF APRIL, 2018.

Kimberly Hodges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY HODGES, 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 30th of April, 2018.

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

JOHN CLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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