30694-5

Box 14

WARRANTY DEED

Record and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Ste. 150
Brentwood, TN 37027

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$256,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2018.

Notary Public

My commission expires: _____

(AFFIX SEAL)

Margaret R. Pierce Notary Public State of Tennessee Davidson County My Commission Expires September 7, 2021

Bill Garrett Davidson County
Batch# 87445 DEEDWARR
05/02/2018 11:04:39 AM 2 pgs
Fees: $13.00 Taxes: $947.20

20180502-0041649

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
Judy Lee	F & M Bank	
110 Highland Villa Drive	50 Franklin Street	
Nashville, TN 37211	Clarksville, TN 37040	

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,

Kraig Haberer and Julie Haberer, husband and wife

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

Judy Lee, unmarried

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 110 of the Highland Villa Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed for Highland Villa Condominiums, of record in Book 7278, Page 312, and amended in Book 7347, Page 717, in Book 7352, Page 630, in Book 7467, Page 850, in Book 7470, Page 153, in Book 7600, Page 361, in Book 8173, Page 84, in Book 8199, Page 149, in Book 8765, Page 610, and in Book 10871, Page 232, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7278, Page 334, and amended in Book 8090, Page 537, in Book 8131, Page 95, in Book 8658, Page 595, in Book 9730, Page 265, in Book 9730, Page 268, in Book 9730, Page 271, in Instrument No. 20021118-0142476, and Resolution Clarifying By-Laws in Instrument No. 20081210-0119221, said Register's Office, 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 Plan of Highland Villa Condominiums, as set out on Exhibit "B" to the Amendment to the Master Deed of record in Book 7470, Page 153, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Kraig Haberer and Julie Haberer, husband and wife, by Deed from Robert Barry Gearon, married and Cheryl Joan Walker, married and Misty Daryl Gearon Flannery, married, as heirs at law of Joy Barrett, of record in Instrument No. 20141205-0111522, Register's Office for DAVIDSON County, Tennessee.

THE conveyance subject to the following: (1) The Plan as set out on Exhibit "B" to the Amendment to the Master Deed of record in Book 7470, Page 153, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Master Deed for Highland Villa Condominiums, of record in Book 7278, Page 312, and amended in Book 7347, Page 717, in Book 7352, Page 630, in Book 7467, Page 850, in Book 7470, Page 153, in Book 7600, Page 361, in Book 8173, Page 84, in Book 8199, Page 149, in Book 8765, Page 610, and in Book 10871, Page 232, Register's Office for Davidson County, Tennessee.

(3) By-Laws of Highland Villa Homeowners' Association, Inc., of record in Book 7278, Page 334, and amended in Book 8090, Page 537, in Book 8131, Page 95, in Book 8658, Page 595, in Book 9730, Page 265, in Book 9730, Page 268, in Book 9730, Page 271, in Instrument No. 20021118-0142476, and Resolution Clarifying By Laws in Instrument No. 20081210-0119221, Register's Office for Davidson County, Tennessee.

(4) Sanitary Sewers and/or Storm Drainage Easement of record in Book 6479, Page 189, said Register's Office.

(5) All matters shown on the Boundary Plat of record in Book 6200, Page 473, said Register's Office.

(6) Easement for Drainage Facility of record in Book 7913, Page 753, Register's Office for Davidson County, Tennessee.

(7) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8175, Page 774, Register's Office for Davidson County, Tennessee.

(8) Charter of Highland Villa Homeowners' Association, Inc., of record in Book 7278, Page 310, said Register's Office.

(9) Taxes for the current year, which have been prorated and assumed by Grantee(s) and subsequent years not yet due and payable.

This is improved property, known as **110 Highland Villa Drive, Nashville, TN 37211**

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 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, 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 my/our hand(s) this **30th** day of **April, 2018.**

Kraig Haberer

Julie Haberer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Kraig Haberer and Julie Haberer,** the within named seller, 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 at Nashville, Tennessee, this **30th** day of **April, 2018.**

Notary Public

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/8/21