WARRANTY DEED

Bill Garrett Davidson County
Batch# 88174 DEEDWARR
05/04/2018 10:16:32 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20180504-0042666

M-VRES-18-222-501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 04/06/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 04/06/2020

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)
Zac Koffler	**New Owner**	
(NAME) **222 Polk Avenue #501**	(NAME) **801 Hillview Heights #211**	**093-05-2A-120.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **Nashville, Tennessee 37204**	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARTHA ANN WOODMORE, AN UNMARRIED PERSON,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ZAC KOFFLER, UNMARRIED,** hereinafter called the Grantee, his 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. 501 on the Plan of Watauga Condominiums (formerly known as Polk Manor Condominium), created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Record in Book 6339, page 281 and amended by Book 6697, page 889 and amended and restated in Instrument Number 20061025-0132105, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage in the Common Elements appurtenant to said units, as set forth in the Master Deed and ByLaws, for a more complete identification and description of said unit.

Being the same property conveyed to Martha Ann Woodmore, an unmarried person by Special Warranty Deed from Community First Bank & Trust of record in Instrument No. 20120925-0087227 Register's Office for Davidson County, Tennessee, dated September 21, 2012 and recorded on September 25, 2012.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Master Deed establishing a Horizontal Property Regime of Watauga Condominium (fka Polk Manor Condominium)of record in Book 6339, Page 281, amended in Book 6697, page 889 and Amended and Restated in Instrument No. 20061025-0132105 and Instrument No. 20180123-0007047, all in the Register's Office for Davidson County, Tennessee.
- By-Laws of Polk Manor Homeowners Association, Inc. of record in Book 6339, Page 296, in the Register's Office for Davidson County, Tennessee.
- Charter of Watauga Condominiums Homeowner's Association, Inc. of record in Instrument Number 20061005-0123859, in the Register's Office for Davidson County, Tennessee.
- Charter of Watauga Condominiums, Inc. of record in Instrument Number 20061017-0128710, 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: **222 Polk Avenue #501, Nashville, Tennessee 37203**.

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 hand this the 1st DAY OF MAY, 2018.

Martha Ann Woodmore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA ANN WOODMORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2018.

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



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