Box #14
GF# 30795.3

WARRANTY DEED	State of Tennessee County of Davidson
Bill Garrett Davidson County Batch# 91046 DEEDWARR 05/11/2018 09:59:51 AM 2 pgs Fees: $13.00 Taxes: $623.45 20180511-0045257	The actual consideration or value, whichever is greater, for this transfer is **$168,500.00.** Affiant Subscribed and sworn to before me, this the 10th day of May, **2018.** Notary Public My commission expires: _____ (AFFIX SEAL)

JOINER SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

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
Joel Dawson Wells	New Owner	**118-020-C- 04700co**
801 Inverness Avenue #C7		
Nashville, TN 37204		

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,

Rhonda G. Simpson, a single person and Stacy L. Miller, a single person, as joint tenants with right of survivorship

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

Joel Dawson Wells, unmarried

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. C-7, Building C, as specified on the Plat shown in the Master Deed, on the Plan of Village South Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Village South Condominiums, of record under Instrument No. 20070821-0100079, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 Village South Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070821-0100079, said Register's Office, for a more complete identification and description of such Unit.

BEING all of the same property conveyed to Rhonda G. Simpson, a single person and Stacy L. Miller, a single person, as joint tenants with right of survivorship, by Warranty Deed from Craighead Village South, LLC, a Tennessee limited liability company, dated March 14, 2008, of record in Instrument No. 20080319-0027491, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Park at Melrose Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record as set out on Exhibit "E" to the Master Deed in Instrument No. 20070821-0100079, said Register's Office for Davidson County, Tennessee;

2) Charter of Village South Condominiums Owners Association, Inc., of record in Instrument No. 20070803-0092363, Register's Office for Davidson County, Tennessee;

3) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Village South Condominiums, of record in Instrument No. 20070821-0100079, Register's Office for Davidson County, Tennessee;

4) Declaration of Land Use Restrictive Covenants of record in Book 8518, Page 15, Register's Office for Davidson County, Tennessee;

5) Easement and Rights of Entry Agreement of record in Book 9523, Page 521, Register's Office for Davidson County, Tennessee;

6) Easement Agreement of record in Instrument No. 20071211-0142913, Register's Office for Davidson County, Tennessee;

7) Taxes which have been prorated and assumed by the Grantee(s) herein, and subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **801 Inverness Avenue #C 7, Nashville, TN 37204**

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 **10th** day of **May, 2018.**

Rhonda G. Simpson

Stacy L. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Rhonda G. Simpson and Stacy L. Miller,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **May, 2018.**

Notary Public

My Commission Expires: 11/8/21

