THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24649

Bill Garrett Davidson County
Batch# 92567 **DEEDWARR**
05/15/2018 12:21:50 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20180515-0046339

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Mercy	owner	MAP 105-09-2B-0
1820 10th Avenue South		PARCEL 02.00-CO
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Matthew Sanders, an unmarried man**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine Mercy**

HEREINAFTER CALLED THE GRANTEE, HEIR HEIRS AND ASSIGNS, A 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. B on the Plan of 1901 Hillside Homes, a Horizontal Property Regime with Private Elements of record in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150513-0043945, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made. The easements restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1901 Hillside Homes, a Horizontal Property Regime With Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150513-0043945, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Matthew Sanders, an unmarried man by Warranty deed from PFOX, LLC, a Tennessee limited liability company of record in Instrument No. 20160429-0041974 Register's Office for Davidson County, Tennessee, dated April 27, 2016 and recorded on April 29, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2018; (2) all matters shown on the Plan of record in Plat Book 57, Page 95; (3) the Covenants, Conditions and Restrictions of record in Instrument Number 20150513-0043945; (4) Charter to HOA of record in Instrument Number 20150519-0046041; (5) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (6) Subject to rights of others in and to the common areas and/or elements; (7) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1820 10th Avenue South, Nashville, TN 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, her heirs and assigns forever; and we do covenant with 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 hand this the 14th day of May, 2018.

Matthew Sanders

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew Sanders** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of May, 2018.

My Commission expires: 1-6-20

Notary Public

JAMES A. [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN