WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

G-VRES-18-21-62

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES:

Bill Garrett Davidson County
Batch# 92858 DEEDWARR
05/15/2018 03:30:01 PM 2 pgs
Fees: $13.00 Taxes: $547.60

20180515-0046456

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)
Sarah Kate McKinney	NEW OWNER	
(NAME)	(NAME)	**129-15-0A-062.00**
21 Vaughns Gap Rd. #62		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **LYDIA H. MELTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH KATE MCKINNEY, AN UNMARRIED 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:

Unit No. 62, of the Belle Meade Highlands 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 7091, Page 302, and amended in Instrument 20080424-0042111, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7091, Page 351, amended in Instrument 20071025-0126213, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Lydia H. Melton, unmarried by Warranty deed from Matthew Costner and wife, Alyson Costner of record in Instrument No. 20091009-0094135 Register's Office for Davidson County, Tennessee, dated September 30, 2009 and recorded on October 09, 2009.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to the By-Laws for the administration thereof; also subject to the 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 buildings 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 Belle Meade Highlands Condominium of record in Book 7091, Page 302, amended in Instrument 20080424-0042111, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7091, Page 351, amended in Instrument 20071025-0126213, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7102, Page 223, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 11000, Page 273, in the Register's Office for Davidson County, Tennessee.
- Easements for sanitary sewers and/or storm drainage of record in Book 4816, Page 427, corrected in Book 4881, page 710, in the Register's Office for Davidson County, Tennessee.
- Regulatory Agreement for Multi-Family Housing Projects of record in Book 4550, Page 281, amended in Book 4881, Page 619, 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: **21 Vaughns Gap Rd. #62, Nashville, Tennessee 37205**.

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 11th DAY OF MAY, 2018.

Lydia H. Melton by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LYDIA H. MELTON, and who acknowledged he/she/they executed the same as the free act and deed of the said LYDIA H. MELTON.

Witness my hand and official seal, this the 11th of May, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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