THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34203-04-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $60,750.00. Affiant Subscribed and sworn to before me this 27th day of April, 2018. Notary Public My Commission Expires:

ASHLEY HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

WARRANTY DEED

Address New Owner: Tequila Monique Johnson 500 Paragon Mills Road #M-15 Nashville, TN 37211	**Send Tax Bills To:** ← Same	**Tax Information:** Map and Parcel No.: 133 11 0 A 072 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Rudolph Trudel, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tequila Monique Johnson, unmarried** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 500 Paragon Mills Road #M-15, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 94302 **DEEDWARR**
05/18/2018 10:31:06 AM 3 pgs
Fees: $18.00 Taxes: $224.78

20180518-0047728

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of April, 2018.

James Rudolph Trudel by George E. Mudter, Jr., his attorney-in-fact

James Rudolph Trudel, by George E. Mudter, Jr.,
his 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, George E. Mudter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for James Rudolph Trudel, and he is authorized by James Rudolph Trudel to execute this instrument on his behalf.

Witness my hand, at office, this 27th day of April, 2018.

Notary Public

ASHLEY HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. M-15 on the Plan of Canterbury Hall, of record in Plat Book 5200, page 159, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Canterbury Hall Condominium, a horizontal property regime established by Master Deed of record in Book 5440, page 255, as amended in Book 5441, page 819, and Book 5865, page 101, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bonnie A. Epperly by deed dated March 15, 1985 from W. Wesley Eckenfelder and wife, Kathleen H. Eckenfelder and Jack L. Blackman and wife, Glena R. Blackman of record in Book 6514, page 452, Register's Office for Davidson County, Tennessee. Being further conveyed to James Rudolph Trudel and wife, Bonnie A. Epperly-Trudel, as joint tenants with right of survivorship, by Quitclaim Deed dated August 17, 2001 of record in Instrument No. 20010904-0094977 from George m. Allen, Trustee. Bonnie A. Epperly-Trudel having since died on March 12, 2018, leaving James Rudolph Trudel as surviving tenant by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 133 11 0 A 072 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Canterbury Hall Condominiums, of record in Book 5440, page 255, amended in Book 5441, page 819 and Book 5865, page 101, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, page 159, Register's Office for Davidson County, Tennessee.
5. Easement granted to Comcast of Nashville, I, LLC of record in Instrument No. 20090615-0055410, and in Instrument No. 20140924-0087652, Register's Office for Davidson County, Tennessee.