**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 180416017**

Bill Garrett Davidson County
Batch# 95389 DEEDWARR
05/22/2018 10:25:50 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20180522-0048873

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $210,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of May, 2018.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-20

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Geoffrey William Hernandez<br>5025 Hillsboro Pike 17M<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>131010D13300CO |

**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, **Linda L. Webb, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Geoffrey William Hernandez**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 133 as shown on the Plat of Georgetown Apartments, a condominium, of record in Book 5200, Page 4, Register's Office for said County, together with an undivided .449% interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, Page 325, et seq., as amended in Book 5616, Page 133, said Register's Office, Said Unit is also known as Apartment No. 17M.

Being the same property conveyed to Linda L. Webb, unmarried by Warranty Deed from Nancy C. Griffin, unmarried, recorded on the 29th day of May, 1997 in Deed Book 10470, Page 77, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGETOWN APARTMENTS, as recorded in Plat Book 5200, Page(s) 4.

Charter of Homeowners Association recorded in Book 5233, Page 459.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 5025 HILLSBORO HOMEOWNER'S ASSOCIATION of record in Book 5211, Page 325, as amended by instrument(s) of record in Book 5616, Page 133 and Book 6079, Page 516; also subject to easements, rights and interests 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.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4308, Page 575.

Resolution recorded at Instrument No. 20120731-0067332.

Easement for Sewer Line, recorded in Book 4308, Page 650.

Easement to Electric Power Board, recorded in Book 7873, Page 859.

Easement to Comcast, recorded at Instrument No. 20110620-0047283.

This is improved property located at 5025 Hillsboro Pike 17M Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 18th day of May, 2018.

Linda L. Webb

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda L. Webb, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018