WARRANTY DEED

Bill Garrett Davidson County
Batch# 99877 DEEDWARR
06/04/2018 02:03:21 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20180604-0053080

B-KW-18-3818

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
Jay Wheeler Garrick	new owner	
(NAME)	(NAME)	**104-09-0K-105.00-CO**
3818 West End Ave. #105		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205-2466		
(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, **RYAN J. WEBB, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAY WHEELER GARRICK AND BENNIE GARRICK, BOTH UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 105 of The Montclair, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900 Page 954 as further set forth in Book 7332, Page 380 and amended in Book 7902, Page 113, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Ryan J. Webb, an unmarried person by Warranty deed from Reed Campbell, an unmarried person of record in Instrument No. 20140820-0076029 Register's Office for Davidson County, Tennessee, dated August 09, 2014 and recorded on August 20, 2014. Ryan J. Webb, having since married. His spouse, Karen Webb joins in the conveyance of this instrument to convey any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 954, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Montclair of record in Book 7332, Page 380, amended in Book 7902, Page 113 and by Second Amendment in Instrument No. 20021231-0162451, and by Third Amendment in Instrument No. 20030113-0005471, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7887, Page 462, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants as contained in Deed of record in Book 6846, Page 838, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress and egress contained in Deed of record in Book 6846, Page 833, as confirmed and corrected by Deed of Confirmation and Correction of record in Book 6881, page 926, by Second Deed of Confirmation and Correction of record in Book 7902, page 109, in the Register's Office for Davidson County, Tennessee.
- Easement from Montclair Condominiums Association, Inc. of record in Book 7902, Page 145, 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: **3818 West End Ave. #105, Nashville, Tennessee 37205-2466**.

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 31st DAY OF MAY, 2018.

Ryan J Webb by Karen Webb Attorney in Fact
Ryan J. Webb by Karen Webb,
Attorney in Fact
Karen Webb
Karen Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN WEBB, 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 RYAN J. WEBB, and who acknowledged he/she/they executed the same as the free act and deed of the said RYAN J. WEBB.

Witness my hand and official seal, this the 31st of May, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of May, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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