Bill Garrett Davidson County
Batch# 110470 **DEEDWARR**
06/29/2018 10:43:12 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20180629-0063034

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TAMMY HARRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

**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) |
|---|---|---|
| **Lindsey J. Inman and Jed Inman** | Loan Depot | |
| (NAME) | (NAME) | 114-08-0C-125.00 |
| **7277 Charlotte Pk. #355** | 4800 N Scottsdale Rd #3800 | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | Scottsdale AZ 85251 | |
| (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, **MONICA AKANMU-WILLIAMS AND LEIGHTON A. WILLIAMS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LINDSEY J. INMAN, UNMARRIED AND JEB INMAN, MARRIED 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 certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Unit 121 on the Plan of West Park Phase 3 as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument #20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association Inc., of record as Instrument #20041221-0151636, and also amended in Instrument #20060202-0013378, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Monica Akanmu-Williams and Leighton A. Williams, wife and husband by Warranty deed from Justin D. Kraus and wife Jamie L. Kraus of record in Instrument No. 20151007-0102395 Register's Office for Davidson County, Tennessee, dated October 02, 2015 and recorded on October 07, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Boundary Plat of record as Instrument Number 20041112-0136248, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of West Park, Phase 3, of record in Instrument Number 20060202-0012968, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Boundary Plan of West Park of record in Instrument No. 20040624-0075136, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040304-0024541, as amended and supplemented in Instrument No. 20041221-0151636, as further amended in Instrument No. 20050222-0018812, and as further supplemented in Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee.
- Conveyance of common area of record in Instrument No. 20120731-0067330, Register's Office for Davidson County, Tennessee.
- An Overhand Easement for electric power lines and incidental use over a portion of the property granted the Metropolitan Government by The Eldorado Company of record in Book 6301, Page 684, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20030530-0073233, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20051123-0141922, 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: **7277 Charlotte Pk. #355, Nashville, Tennessee 37209**.

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 20th DAY OF JUNE, 2018.

Monica Akanmu-Williams by John Gleaves,
Attorney in Fact

Leighton A. Williams 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 MONICA AKANMU-WILLIAMS AND LEIGHTON A. WILLIAMS, and who acknowledged he/she/they executed the same as the free act and deed of the said MONICA AKANMU-WILLIAMS AND LEIGHTON A. WILLIAMS.

Witness my hand and official seal, this the 20th of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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

The signature of Leighton A williams is signed ~~by his~~/her duly appointed Attorney-in-fact John Gleaves, pursuant to the Power of Attorney recorded in Instrument #20180629-0063033, Register's Office for Davidson County, TN. The signature of Monica Akanmu-Williams is signed by ~~his~~/her duly appointed Attorney-in-fact John Gleaves, pursuant to the Power of Attorney recorded in Instrument #20180629-0063032, Register's Office for Davidson County, TN.