Bill Garrett Davidson County
Batch# 122218 DEEDWARR
07/30/2018 11:22:34 AM 2 pgs
Fees: $13.00 Taxes: $936.10
20180730-0073997

G#30987-2

WARRANTY DEED

April G. Nichols
State of Tennessee Notary Public
Williamson County

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$253,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of July, 2018.

Notary Public

My commission expires: 12.30.2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William B. Edwards and Sandra R. Edwards	SAME	**104040E40200CO**
1101 18th Avenue South #402		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Judee Herr, a married person

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William B. Edwards and Sandra R. Edwards, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 402 of 1101 Eighteenth Avenue, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 1101 Eighteenth Avenue of record in Instrument No. 20060807-0096688 and re-recorded in Instrument No. 20060817-0101760 and amended in Instrument No. 20090624-0058837, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit E to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

PARKING Space Number 29 is included as an appurtenance to this Unit. The appurtenance is deeded with the Unit and is not transferable in any fashion except with a transfer of the Unit.

BEING the same property conveyed to Judee Herr, a married person, by Warranty Deed dated October 19, 2017, from Allan W. Dickerman and Alice R. Wattam Dickerman, husband and wife, of record in Instrument No. 20171024-0108800, Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as shown on Exhibit "E" of the Master Deed of record in Instrument No. 20060807-0096688 and re-recorded in Instrument No. 20060817-0101760, said Register's Office;

2) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building 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 1101 Eighteenth Avenue Condominiums, of record aforementioned, with Charter and By-Laws appended thereto;

3) Storm Water Detention Agreement of record in Instrument No. 20060120-0007509, said Register's Office;

4) Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20060120-0007524, said Register's Office;

5) Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20071010-0120355, Register's Office for Davidson County, Tennessee; and,

6) Taxes for the current year which have been prorated and assumed by the Grantees herein and the subsequent years, not yet due and payable.

This is improved property, known as: **1101 18th Avenue South #402, Nashville, TN 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **27th** day of **July, 2018.**

Judee Herr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Judee Herr,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **July, 2018.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY