WARRANTY DEED

Bill Garrett Davidson County
Batch# 122423 DEEDWARR
07/30/2018 03:39:35 PM 2 pgs
Fees: $13.00 Taxes: $203.50

20180730-0074283

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

A-AD-18-827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

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)
Anchored Developments, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME) **2130 Whitney Avenue**	(NAME)	**135-08-0A-827.00-CO**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(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, **CANDICE GUIDRY, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANCHORED DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 condominium located in Davidson County, Tennessee, being Unit No. 827 of a Condominium Development in plat of record in Book 5200, Page 80, and established pursuant to the provision 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 Tract # 19, Site Plan, Nashboro Village of record in Book 5333, Page 957, 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 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Carl E. Wood., Sr., unmarried by Warranty deed from Stephanie Michaud FKA Stephanie Hamilton and husband, David Michaud of record in Instrument No. 20150622-0059532 Register's Office for Davidson County, Tennessee, dated June 15, 2015 and recorded on June 22, 2015.

Being the same property conveyed to Candice Guidry and Gregory Mark Theogene Guidry, sister and brother by Quitclaim deed from Martha A. Bristol, Carl E. Wood, Jr., Karen Parks, Renea Hamilton, Candice Guidry, Gregory Mark Theogene Guidry Jr. and Michelle Wood Fay all residents of Tennessee and all interested in the Eleanor Anne Wood Re-Stated Revocable Living Trust ("the Trust") (Eleanor Ann Wood having died on July 12, 2013) and the Estate of Carl E. Wood, Sr., whose estate is being administered in docket number 2015-PR-70 of record in Instrument No. 201602240017356 Register's Office for Davidson County, Tennessee, dated February 22, 2016 and recorded on February 24, 2016.

The said Gregory Mark Theogene Guidry having since died intestate on November 30th, 2017 leaving Candice Guidry as heir at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20180730-0074282 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 80, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment 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, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 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 Tract# 19, Site Plan, Nashboro Villageof record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee.
• Charter to Homeowner's Association of record in Book 5344, Page 959, in the Register's Office for Davidson County, Tennessee.
• Quitclaim Deed to Homeowner's Association of record in Book 8524, Page 546, 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: **827 Longhunter Court, Nashville, Tennessee 37217**.

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 23 DAY OF JULY, 2018.

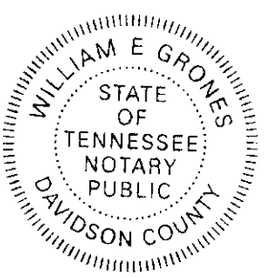
Candice Guidry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CANDICE GUIDRY, 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 ~~21st~~ 23rd of July, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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