WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6.30.2019

(AFFIX SEAL)

April G. Nichols State of Tennessee Notary Public Williamson County

B-BR-18-1052

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 125167 **DEEDWARR**
08/07/2018 11:00:36 AM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20180807-0077549

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Ross K. Obey and Nina E. D'eramo	NEW OWNER	
(NAME)	(NAME)	**128-12-0C-061.00-CO**
1052 Woodbury Falls Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **MAURA LIVENGOOD MCKINNEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROSS K. OBEY AND NINA E. D'ERAMO, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 1052 on the Plan of Woodbury, a Planned Unit Development of record in Plat at Instrument No. 20050216-0017693, and amended in Instrument No. 20060310-0028278, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maura Caitlin Livengood, a single woman by Warranty deed from Suzanne Parks Hurd and Joseph Daniel Hurd, wife and husband of record in Instrument No. 20150506-0041153 Register's Office for Davidson County, Tennessee, dated May 04, 2015 and recorded on May 06, 2015. Maura Caitlin Livengood, having since married is now known as Maura Livengood McKinney. Her spouse, Matthew McKinney 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 Boundary Plat of record as Instrument Number 20050216-0017693, and amended in Instrument No. 20060310-0028278, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions Establishing Woodbury Townhomes, Phase I, with By-Laws appended thereto, of record in Instrument Number 20060310-0028278, as amended in Instrument Number 20080201-0010772, Register's Office for Davidson County, Tennessee.
- Charter of Woodbury Townhomes Homeowners Association, Inc. of record in Instrument Number 20060309-0027744, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions Establishing Woodbury Townhomes, Phase I, of record in Instrument Number 20060310-0028278, as amended in Instrument Number 20080201-0010772, Register's Office of Davidson County, Tennessee.
- Sanitary Sewer and Utility Easements of record in Book 5074, Page 856 and Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.
- Conveyance of State of Tennessee of record in Book 8083, Page 534, Book 8083, Page 541 and Book 8083, Page 547, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050118-0005578 and amended in Instrument No. 20061023-0130904, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20120810-0071791, 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: **1052 Woodbury Falls Drive, Nashville, Tennessee 37221**.

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 JULY, 2018.

Maura Livengood McKinney by Paul Hinman, Attorney in Fact

Matthew McKinney by Paul Hinman, 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, PAUL HINMAN, 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 MAURA LIVENGOOD MCKINNEY, and who acknowledged he/she/they executed the same as the free act and deed of the said MAURA LIVENGOOD MCKINNEY.

Witness my hand and official seal, this the 26th of July, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, 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 MATTHEW MCKINNEY, and who acknowledged he/she/they executed the same as the free act and deed of the said MATTHEW MCKINNEY.

Witness my hand and official seal, this the 26th of July, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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